

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department, Planning Division,
Long-Range Planning
For reading: November 9, 2010

CLERK'S OFFICE

APPROVED

Date: 11-23-10

ANCHORAGE, ALASKA
AR No. 2010-328

1 **A RESOLUTION RECOMMENDING SELECTION OF A SITE IN THE CHUGIAK-**
2 **EAGLE RIVER AREA FOR AN ELEMENTARY SCHOOL, CONSISTING OF AN**
3 **APPROXIMATE 15-ACRE PORTION WITHIN POWDER RIDGE SUBDIVISION,**
4 **TRACT 40-A, GENERALLY LOCATED WEST OF THE GLENN HIGHWAY AND**
5 **TERRACE LANE.**
6

7
8 WHEREAS, the Anchorage School District has identified the need to acquire a site
9 for a new elementary school in Chugiak-Eagle River; and

10
11 WHEREAS, the Anchorage School District has funds available to acquire the site;
12 and
13

14 WHEREAS, in accordance with AMC 21.15.015, a site selection study was
15 prepared by the CRW Engineering Group, LLC, and a report entitled "Chugiak-
16 Eagle River Elementary School Site Selection, Level 1 and Level 2 Analysis" was
17 published July 2010; and
18

19 WHEREAS, the study evaluated five site options considering location, size,
20 accessibility, physical suitability, availability, development and acquisition costs,
21 along with other factors; and
22

23 WHEREAS, based on available information and current circumstances, the Powder
24 Ridge site (site #4) presents the best option for an elementary school; and
25

26 WHEREAS, notice was given to area community councils (Birchwood, Chugiak, and
27 Eagle River), the general public, surrounding property owners, and other interested
28 parties; and
29

30 WHEREAS, the Birchwood, Chugiak, and Eagle River Community Councils support
31 the selected site contained in Powder Ridge Subdivision, Tract 40-A; and
32

33 WHEREAS, the Planning and Zoning Commission recommends the Power Ridge
34 site (site #4) for the elementary school site contingent upon the condition that signs
35 be placed on the site indicating that it is a future school site; and
36

1 WHEREAS, the Anchorage School Board reviewed the site selection study and
2 agreed with its recommendation for the Powder Ridge site (site #4) for an
3 elementary school; now, therefore,
4

5 THE ANCHORAGE ASSEMBLY RESOLVES:
6


7 **Section 1.** That approximately 15 acres along the eastern boundary of the
8 Powder Ridge Subdivision, Tract 40-A, and generally located west of the Glenn
9 Highway and Terrace Lane, be purchased for an elementary school site.
10

11 **Section 2.** That the site selection approval be subject to the following condition.
12

13 Signs be placed on the site indicating that it is a future school site.
14

15 **Section 3.** That this resolution shall become effective immediately upon passage
16 and approval.
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18 PASSED AND APPROVED by the Anchorage Assembly this 23rd day
19 of November, 2010.
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Chair of the Assembly

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 593-2010

Meeting Date: November 9, 2010

1 **From: MAYOR**

2
3 **Subject: A RESOLUTION RECOMMENDING SELECTION OF A SITE IN THE**
4 **CHUGIAK-EAGLE RIVER AREA FOR AN ELEMENTARY SCHOOL,**
5 **CONSISTING OF AN APPROXIMATE 15-ACRE PORTION WITHIN**
6 **POWDER RIDGE SUBDIVISION, TRACT 40-A, GENERALLY**
7 **LOCATED WEST OF THE GLENN HIGHWAY AND TERRACE LANE.**
8
9

10 The Anchorage School District (ASD) and the Municipality of Anchorage have jointly
11 participated in the school site selection process as required by the Anchorage
12 Municipal Code (AMC) section 21.15.015 for an elementary school site in the
13 Chugiak-Eagle River area.
14

15 The Chugiak-Eagle River Comprehensive Plan Update identifies a need for a new
16 elementary school in the next 15 to 20 years in the area of Chugiak-Eagle River that
17 is north of downtown Eagle River and south of Peters Creek. The Anchorage
18 School District has bond money from 1997 and 2003 to purchase a site in the area.
19 The school district hired CRW Engineering Group, LLC, to produce a site selection
20 study.
21

22 The study examined five sites that were of suitable size and location. After initial
23 analysis, two sites were rejected and three sites were analyzed further. The
24 analysis considered location, size, accessibility, physical suitability, availability,
25 development and acquisition costs, and other factors. Based on the selection
26 criteria and the available information, Site #4 within Powder Ridge Subdivision,
27 Tract 40-A, is recommended for acquisition.
28

29 The site selection study was presented to the Birchwood, Chugiak, and Eagle River
30 Community Councils in August 2010. All three community councils supported the
31 recommended site.
32

33 The Anchorage School Board and the Planning and Zoning Commission held a joint
34 public hearing on October 4, 2010. Both bodies voted to recommend acquisition of
35 Site #4, Powder Ridge, Tract 40-A, for a future elementary school.
36

1 The Planning and Zoning Commission, per Resolution No. 2010-037,
2 recommended a condition of approval that the site be signed as a future school site
3 in order to inform the public. The site selection was approved with a vote of 5 to 1
4 by the Planning and Zoning Commission.

5
6 The Planning and Zoning Commission's resolution, Anchorage School Board ASD
7 Memorandum, Planning and Zoning Commission staff packet, and joint meeting
8 minutes for October 4, 2010 are attached with the site selection study document.

9
10 **THE ADMINISTRATION SUPPORTS THE RESOLUTION RECOMMENDING**
11 **SELECTION OF A SITE IN THE CHUGIAK-EAGLE RIVER AREA FOR AN**
12 **ELEMENTARY SCHOOL, CONSISTING OF AN APPROXIMATE 15-ACRE**
13 **PORTION WITHIN POWDER RIDGE SUBDIVISION, TRACT 40-A, GENERALLY**
14 **LOCATED WEST OF THE GLENN HIGHWAY AND TERRACE LANE.**

15
16
17 Prepared by: Erika McConnell, Senior Planner, Planning Division

18 Approved by: Jerry T. Weaver, Jr., Director

19 Community Development Department

20 Concurred by: Dennis A. Wheeler, Municipal Attorney

21 Concurred by: George J. Vakalis, Municipal Manager

22 Respectfully submitted: Daniel A. Sullivan, Mayor

23
24
25 Attachments: 1. Planning and Zoning Commission Resolution No. 2010-037
26 2. Anchorage School Board ASD Memorandum #118 (2010-11)
27 dated October 4, 2010, with Attachments
28 3. Joint PZC/ASB Meeting Minutes of October 4, 2010
29 4. Planning Department Staff Packet for Case No. 2010-112
30 5. CRW Site Selection Study
31

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-037

A RESOLUTION RECOMMENDING SELECTION OF THE POWDER RIDGE SITE (Site #4), CONSISTING OF AN APPROXIMATE 15-ACRE PORTION WITHIN POWDER RIDGE SUBDIVISION, TRACT 40-A, GENERALLY LOCATED WEST OF THE GLENN HIGHWAY AND TERRACE LANE.

(Case 2010-112)

WHEREAS, the Chugiak-Eagle River Comprehensive Plan projects population growth by 2025 to the extent that at least one additional elementary school will be needed in the area north of downtown Eagle River and south of Peters Creek; and

WHEREAS, bonds for school site acquisition were approved by voters in 1997 and 2003; and

WHEREAS, initially appropriately sized sites were examined within the identified area of need, including municipally owned and privately owned sites; and five were chosen for further study; and

WHEREAS, after the Level 1 review, two sites (#1 and #2) of the five were determined to be unsuitable, and three sites (#s 3, 4, and 5) were chosen to be further evaluated; and

WHEREAS, the evaluation examined physical characteristics; land use and related plans and policies; accessibility; geotechnical, seismic, and contamination concerns; noise; utilities; and site preparation order of magnitude cost estimates; and

WHEREAS, of the three final sites examined with the Level 2 analysis, the Powder Ridge site (#4) scored the highest based on the evaluation criteria; and

WHEREAS, the School District has a conceptualized agreement with the landowner, Eklutna, Inc., with an agreed-upon price should the acquisition be approved; and

WHEREAS, notices were published, the sites were posted, public hearing notices were mailed to property owners in the vicinity of the final three sites, 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 4, 2010.

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

A. The Commission makes the following findings of fact:

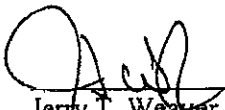
1. All appropriate vacant parcels within the study area were properly examined.


2. The selection of the Powder Ridge site (#4) is consistent with the applicable comprehensive plan policies.
3. There is an expectation that the school will not be constructed until the surrounding neighborhood is developed and sewer and water service has been brought to the site boundary.
4. There is an expectation that improvements to Terrace Lane would be constructed by others prior to construction of the school, and if not, then the road improvements would be shown as part of the school construction project to show the total costs of the project.

- B. The Commission recommends the selection of the Powder Ridge site (#4) for future development of an elementary school, with the condition that the property be signed in such a manner as to notify the public that it is a site for a future school.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 4th day of October 2010.

ADOPTED by the Anchorage Planning and Zoning Commission this 1st day of November 2010.


Jerry T. Weaver, Jr.
Secretary


Toni M. Jones
Chair

(2010-112)

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #118 (2010-2011)

October 4, 2010

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: SITE SELECTION FOR THE EAGLE RIVER/CHUGIAK
ELEMENTARY SCHOOL SITE

ASD Goal: *ASD will manage effectively and efficiently all financial and human resources. All ASD Departments will support the mission of the District with good customer service, both internally and externally.*

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the selection of a 15 acre parcel within Site 4, Powder Ridge Tract 40A, for a new elementary school as identified in Chugiak-Eagle River Elementary School Site Selection dated July 2010.

PERTINENT FACTS:

On August 23, 2010, the Board approved the preliminary recommendation of the Administration to select the Powder Ridge Site for a future elementary school in the Chugiak-Eagle River Area, ASD Memorandum #1 - Chugiak -Eagle River Elementary School Site Selection Preliminary Recommendation (Attachment A).

Prior to the Planning and Zoning Commission's and Board's final consideration of this site, the District presented this proposed elementary school site acquisition plan to the area community councils. Presentations have occurred at Eagle River, Chugiak, and Birchwood Community Councils. The Eagle River Community council has provided a unanimous resolution in support of this plan. The other two councils indicate support for the selection of this site for the next elementary school in the area.

Analysis prepared by the Municipal Planning Department for the Planning and Zoning Commission supports the selection with comments in regards to items to be addressed in the future during the site development.

With joint approval of the site by Planning and Zoning Commission and the Board, the District will request the Municipal Assembly approval for purchasing the property from Eklutna Inc and to begin the formal platting process to create a 15 acre parcel within Site 4, Powder Ridge Tract 40A.

Attachments

CC/MA/MP/RR/jg

Prepared by: Randy Ribble, Project Manager
Mike Price, Construction Manager
Ray Amsden, Director of Facilities

Approved by: Michael K. Abbott, Assistant Superintendent of Support Services

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #1 (2010-2011) - REVISED-

August 23, 2010

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: CHUGIAK-EAGLE RIVER AREA ELEMENTARY SCHOOL SITE
SELECTION PRELIMINARY RECOMMENDATION

ASD Goal: All ASD Departments will support the mission of the District with good customer service, both internally and externally.

RECOMMENDATION:

It is the Administration's recommendation that the School Board preliminarily approve the selection of a site for a future elementary school identified as the Powder Ridge site in the Chugiak-Eagle River area and authorize the Superintendent to continue with the public outreach process and final approvals leading to the purchase of the site.

PERTINENT FACTS

At its August 9, 2010 early session, the School Board elected to withdraw this Memorandum #1 (2010-2011) from consideration at its regular meeting that evening and to delay action on the Administration's recommendation until its August 23, 2010 regular meeting. The School Board requested the Administration further develop its recommendation to include the principal terms for possible acquisition of this future elementary school site in the Chugiak-Eagle River area.

The Administration initiated negotiation of terms with management staff of Eklutna Inc., owner of the recommended property. On Monday, August 16, 2010, following successful negotiations, Eklutna, Inc. entered into agreement with the District concerning terms and conditions of the proposed transaction as outlined in the attached proposal letter by the superintendent dated August 13, 2010. Subject to final approvals, the key elements of this agreement are:

1. The District proposes to pay the appraisal value identified in the summary appraisal report prepared by Black-Smith, Bethard & Carlson, LLC. dated August 2, 2010. Final price will be determined based on the appraised value per acre for an approximate site size of 15 acres. Assuming the final

acreage is precisely 15 acres this will have a purchase price of \$773,437.50 plus customary closing costs.

2. This proposal calls for sharing the costs associated with platting the acquired property equally with the seller.
3. The proposal makes no commitments now to assign future property development costs.

A capital improvement bond was approved in 1997 which included funds to acquire school sites for Muldoon Area Middle School (now Nicholas J. Begich Middle School) and Chugiak-Eagle River area, this funding was augmented with Senate Bill 29 and project interest funds allocated by the School Board. The Muldoon Area Middle School site was purchased in 2003. The balance of the funds were held for future engineering studies to support the selection of a Chugiak-Eagle River area elementary school site.

Voters approved funding for acquisition of Southwest area elementary and middle school sites in 2003. These sites were acquired in 2006 and 2008 respectively. Although the balance of the 1997 funds were used to augment funding for the Southwest area school sites, other funds were committed to the Chugiak-Eagle River school site acquisition. These funds along with the interest earning funds allocated in December 2009 by the School Board constitute the funding to acquire a Chugiak-Eagle River area elementary school site.

The Municipality of Anchorage (MOA) completed the updated Chugiak-Eagle River area comprehensive plan in 2006 which identified potential areas for future elementary school needs. The District's Demographer has utilized the updated comprehensive plan factoring in area population growth and projects the need for a new elementary school site in the Chugiak-Eagle River area. Projections based on these planned developments show a need to house approximately 500 to 700 additional students. A standard 26 classroom school will house 550 students and should meet the needs of future enrollment when coupled with existing elementary schools.

The District's demographic analysis identified in general where in the Chugiak-Eagle River area a future elementary school site would be needed to support the projected growth. This was provided to the MOA Heritage Land Bank (HLB). HLB then performed an area wide search to identify potential school sites that were within this general area. This search included reviewing HLB holdings as well as other privately held properties of appropriate size. The outcome of this effort identified five potential sites that, upon initial assessment, could support a

future school. This site information was provided to CRW Engineering Group, LLC (CRW) for the formal site engineering analysis. These sites are listed below and shown graphically on attachment A.

1. Granite/Wilder
2. Chugiak Benefit Association
3. Old Glenn 770
4. Powder Ridge
5. South Birchwood Loop /Dotie's Drive

CRW Engineering Group, LLC was selected by formal competitive request for proposal and approved by the School Board in April 2010 to provide the engineering analysis of potential elementary school sites in the Chugiak-Eagle River area. This engineering effort analyzed, evaluated and provided relative rankings on the suitability of potential school sites to include geotechnical, environmental, noise, traffic, utilities and site utilization and development factors.

The Administration utilized a two step process to efficiently and economically complete the site investigation and engineering analysis. Level 1 evaluated all five sites objectively against standard evaluation criteria to determine if a potential site was suitable. At the completion of the Level 1 evaluation two sites, the Granite/Wilder and Chugiak Benefit Association were determined not to be suitable for development primarily due to site accessibility, historical buildings concerns and close proximity to the existing Chugiak Elementary School. The Level 2 analysis was completed on the remaining three sites which included detailed site field investigations, geotechnical soil borings, phase 1 environmental assessment and noise study, preliminary traffic impact analysis, and preliminary elementary school program fit analysis with estimated cost of anticipated site development. The remaining three sites are owned by Eklutna, Inc.

The engineering analysis concluded that all three sites are suitable for development of an elementary school and there were only minor differences between the sites. In general, Powder Ridge is a relatively flat site for development but has not been platted. Old Glenn 770 would be the least costly site to develop but would need to be rezoned to permit development of a school, requires a minor phase two environmental study and is significantly sloped. Lastly the South Birchwood Loop/Dotie's Drive is a relatively flat site with good existing road access but it is the most costly site to develop and will likely require the long term use of onsite septic and well systems. CRW developed a weighted relative ranking matrix to identify the most suitable site from an engineering

criteria perspective only. The matrix was developed on key site selection criteria and a weighted analysis was performed by CRW. A maximum of 90 points was possible in the analysis. The following table provides the relative ranking of the sites based on engineering analysis. Please refer to the Chugiak-Eagle River Elementary School Site Selection final document dated July, 2010 for more detailed evaluation information.

Rank	Site Description	Points
1	Powder Ridge 1	71
2	Old Glenn 770 2	67/61
3	South Birchwood Loop/Dotie's Dr. 1,3	63

Note 1: The evaluated parcels of land are not platted parcels. Platting will be required to complete the acquisition.

Note 2: The Old Glenn 770 site was evaluated twice depending upon how the site access would impact its development. It was assumed that access to the Old Glenn 770 site would be provided in conjunction with any future residential development. The higher score is based on the assumption that there would be a residential development to the west and access to the site would be from that direction. The lower score assumes access to the site would be the Old Glenn Highway and that site development would be constrained by the steep gradients on the site.

Note 3: Public water and sewer utilities service is not anticipated by currently adopted plans. Anticipate use of on-site well and septic systems.

The District, working in conjunction with HLB, has obtained appraisals for the parcels of land associated with the three Level 2 sites. These appraised values for the sites in consideration are summarized in the table below. The Old Glenn 770 site was evaluated two ways - one appraising four of the available lots and the second including all of the five available lots comprising the entire 24.1 acres under consideration.

Site Description	Acreage	Value Per Acre	Total Value
Power Ridge	±16	\$ 51,563	\$ 825,000
Old Glenn 770	±24.1	40,042	965,000 (5 lots)
Old Glenn 770	±19.3	40,155	775,000 (4 lots)
South Birchwood Loop/ Doties Drive	±20	42,000	840,000

With approval of the preliminary recommendation, the Administration will begin a thorough public outreach process. This will include immediately scheduling meetings with the area community councils to outline the District's acquisition plans. The Administration's goal will be to share as broadly as possible the District's plans for a future school site and to further encourage public engagement and comments. The required Municipal Planning and Zoning Commission review and approval is being scheduled to be held concurrently with the School Board in October of this year. Each of these meetings will require public notice along with a public hearing allowing public comments and testimony to be heard prior to consideration by the approving bodies. The Municipal Assembly's public hearing and action will be scheduled as soon as possible after this joint meeting to allow HLB to complete the purchase prior to the end of the year.

As previously stated, any of the three Level 2 sites will support a new elementary school in the search area. The Administration concludes that, in the near future, the Powder Ridge development will be completed and generate the most students sooner. Eklutna's present development plans are to build out the Powder Ridge development first followed by Old Glenn 770 as future demand requires. The area surrounding the Birchwood site is least likely to develop with any significantly increased densities greater than what exist today and growth will occur more as infill of vacant properties limiting the growth over time. The area is outside of any current utilities infrastructure development plans.

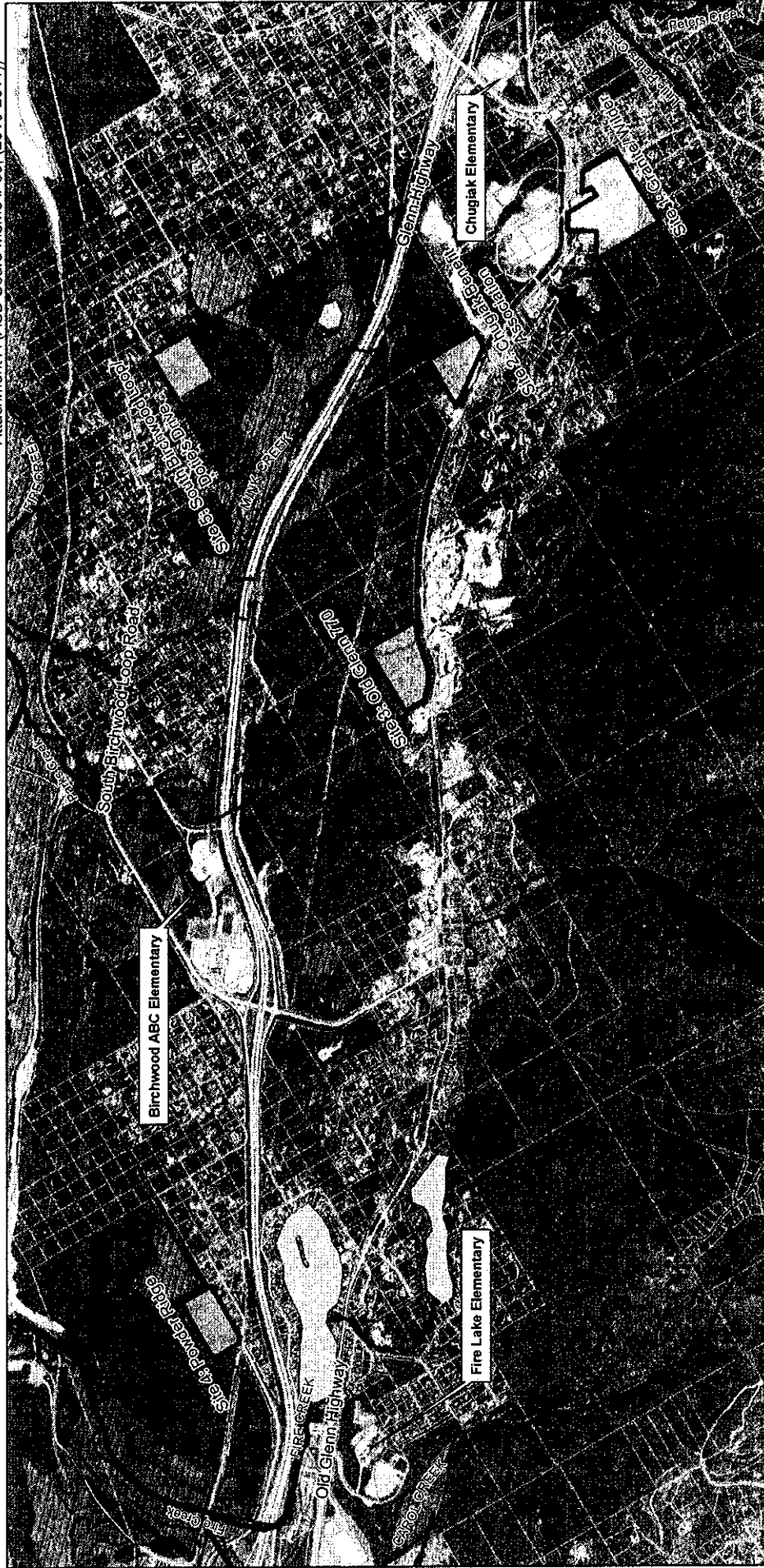
The community has expressed a desire to acquire an elementary school site in the Chugiak-Eagle River area for a number of years now. The Administration believes moving forward at this time is an appropriate action and will result in acquiring a quality site by taking advantage of the broader selection of sites available today while also taking advantage of the lower pre-development real estate values.

CC/MA/RA/MP/OD/RR/jg

Attachments: Attachment A
 Attachment B

Prepared by: Randy Ribble, Project Manager
 Ophelia Dargan-Steed, Demographer
 Mike Price, Construction Manager
 Ray Amsden, Director Facilities








Approved by: Michael K. Abbott, Assistant Superintendent, Support Services



ASD SELECTED SITES

FIGURE 2

Legend

-  Proposed Site
-  Parcel
-  MOA Lake
-  MOA Wetland
-  Anadromous Water
-  MOA Stream
-  Legacy Stream (requires field verification)

Feet
0 900 1,800 3,600



CRW
ENGINEERING GROUP LLC

Municipality of Anchorage

MEMORANDUM

DATE: October 4, 2010

TO: Planning and Zoning Commission
Anchorage School Board

THRU: *aw* Jerry T. Weaver, Jr., Director
Planning Department

FROM: *mm* Erika McConnell, Senior Planner
Physical Planning Division

SUBJECT: Case 2010-112: Site Selection for a Public School – Chugiak-Eagle River Area Elementary School

The Planning and Zoning Commission and the Anchorage School Board are asked to review the attached study and to make a recommendation regarding the selection of a site for a new elementary school in the Mirror Lake attendance area of Chugiak-Eagle River.

Based on population projections, at least one new elementary school will be needed in the Chugiak-Eagle River area in the next 15 to 20 years. A 1997 capital improvement bond included funds for site acquisition, which were allocated by the School Board late last year. The School District is evaluating potential sites while large parcels are still available.

Initially five sites were chosen to be evaluated. After a Level 1 review which examined physical characteristics; land use and related plans and policies; accessibility; geotechnical, seismic, and contamination concerns; noise; utilities; and site preparation order of magnitude cost estimates, two of the sites (#1 and #2) were determined to be unsuitable.

The remaining three sites went through a Level 2 evaluation, which included plat and title search; geotechnical investigation; phase 1 environmental site assessment; noise monitoring; limited traffic impact analysis; and a rough order of magnitude site preparation cost estimate.

The three sites being considered are:

- #3 — Old Glenn 770, currently zoned PC, 24.1 acres;
- #4 — Powder Ridge, currently zoned PC, 15 acres; and
- #5 — S. Birchwood Loop/Dotie's Drive, currently zoned R-6, 15 acres.

Based on site selection criteria and consultation with the School District, the preferred site is the Powder Ridge site (#4), off the Glenn Highway near the North Eagle River interchange. While on most criteria this site scored evenly with at least one of the other sites, it ranked highest due to not having some of the drawbacks of the other sites.

The Old Glenn 770 site (#3) scored lower due to soils, groundwater, and sensitive environmental conditions, as well as concern with current zoning. Some scoring for this site differed depending on whether access was assumed to be from the Old Glenn Highway (topographical issues) or from future development to the west of the site.

The South Birchwood Loop/Dotie's Drive site (#5) scored lower mostly due to the unavailability of sewer and water. A school in that location would have to be on on-site systems, which is less desirable for the School District and creates additional costs.

The department mailed 289 public notices to property owners surrounding the three sites included in the Level 2 analysis and to the Chugiak-Eagle River area community councils. The three sites were also posted. Comments received by September 22, 2010, are attached.

The Planning Department supports the selection of the Powder Ridge site (#4) with the following comments:

1. The School District should ensure that all streets (local, collector, and arterial; public and private) within a half mile of the school site (within the Powder Reserve) are constructed with sidewalks on both sides of the street to ensure safe walking routes to the school.
2. The School District should ensure that the design and layout of the phased development around the school site provides another vehicular access point to the school site.
3. At the time of development, the traffic impact analysis will need to be updated.
4. There is an assumption that improvements to Terrace Lane would be constructed by others and would be in place prior to construction of the school. If this does not prove to be the case, Development Services will require that the necessary improvements be put in place as part of the school construction project. Project funding plans should provide for this requirement.

If the Old Glenn 770 site (#3) is chosen, the Planning Department notes that there may be unmapped wetlands and streams, so additional environmental analysis would be necessary.

Attachment: Map of sites
Comments received
Submittal letter and document of site selection analysis

Map

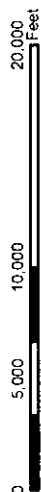
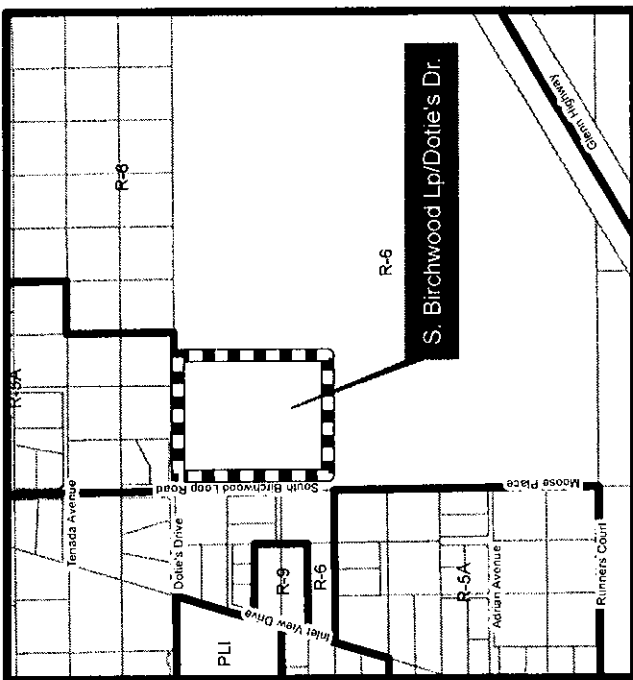
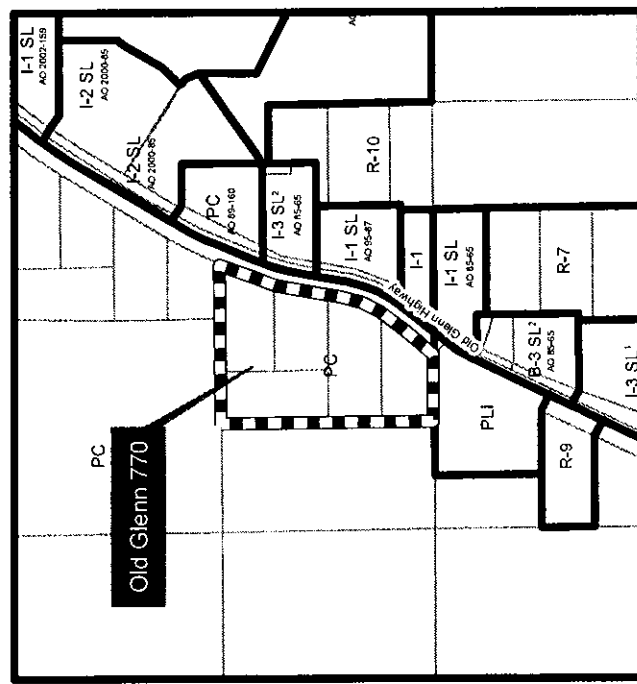
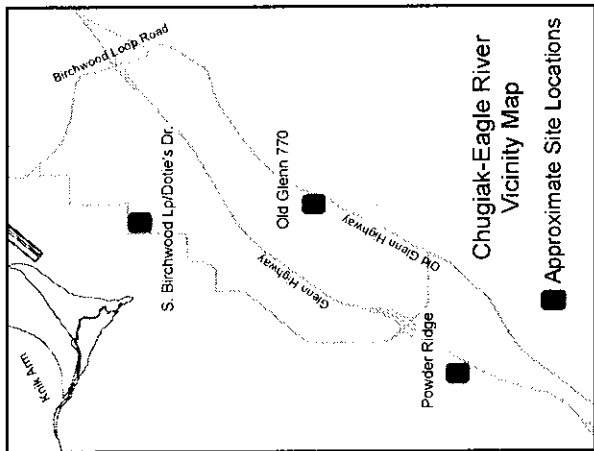
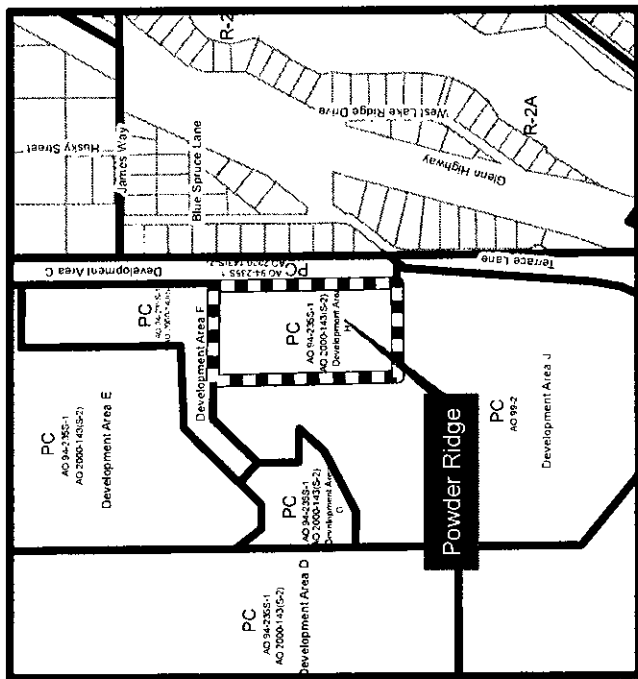
Sites

Old Glenn 770 (#3)

Powder Ridge (#4)

S. Birchwood Loop/Dotie's Drive (#5)

Chugaik-Eagle River Elementary School Site Selection
2010-112



Comments Received

Agency Comments

Public Comments

Gollihugh, Danielle S.

From: Staff, Alton R.

Sent: Wednesday, August 25, 2010 11:52 AM

To: McLaughlin, Francis D.; Gollihugh, Danielle S.; Stewart, Gloria I.

Subject: RE: Zoning Review Comments corrected

From: Staff, Alton R.

Sent: Wednesday, August 25, 2010 9:40 AM

To: McLaughlin, Francis D.; Gollihugh, Danielle S.; Stewart, Gloria I.

Subject: Zoning Review Comments

Case No. 2010-112 The Public Transportation Department does not provide fixed route service to the Eagle River Chugiak area. We do have Route #102, peak hour commuter, park and ride service that serves Eagle River and bus stops along the Old Glenn Highway to the Chugiak Peters Creek area. AnchorRides Connect provides accessible general public transportation Service within the Chugiak-Eagle River and connecting to East Anchorage.

The Public Transportation Department has no comment on the following zoning cases:

2010-109

2010-110

Thank you for the opportunity to review.

Alton R. Staff

Planning Manager

Public Transportation Department

3600 Dr. Martin Luther King Jr. Ave.

Anchorage, AK 99507

907-343-8230



FLOOD HAZARD REVIEW SHEET

Date: 08/27/10

Case: 2010-110 ~~110~~ 112

Flood Hazard Zone: A/X

Map Number: 0380D/0385D/0070D/088D/0089D

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ Other:

Site 4: Portions of the larger tract are located in FEMA flood zone A. Subdivision of this tract will require the applicant to provide flood elevation data

Site 3: Parks Creek flows this area; depending on the future site development plan, the applicant may need to provide data that demonstrates that improvements are safe from flooding.

Site 5: Mink Creek flows this area; depending on the future site development plan, the applicant may need to provide data that demonstrates that improvements are safe from flooding.

☐ I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM

Keesecker, Karen M.

From: Keesecker, Karen M.
Sent: Friday, September 03, 2010 4:25 PM
To: McConnell, Erika B.
Cc: Tobish, Thede G.
Subject: Chugiak School Site Selection

Powder Ridge site is stated as the preferred alternative which fits due to lack of wetlands and streams, although it would have to be platted. If it couldn't be platted in a timely manner, the 770 site was the second choice. The 770 site may contain previously unmapped wetlands and streams, requiring further analysis.

The Powder Ridge site is the best choice based on their analysis.

Karen Keesecker

Wetlands/Coastal Management
Associate Planner

Municipality of Anchorage**Planning Department**

4700 Elmore Rd, Anchorage, AK 99519-6650

(907)343-7922

fax (907) 343-7927

keeseckerkm@muni.org



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: September 9, 2010

TO: Angela Chambers, Acting Division Manager, Zoning and Platting
Division

FROM: Leland R. Coop, Traffic Engineer Associate

SUBJECT: Traffic Engineering Comments for October 4, 2010 Planning and
Zoning Commission

2010-112 Site Selection for Public School

The Traffic Department has reviewed the site selection analysis and has no comments. The Traffic Impact Analysis must be updated when it is time to develop the selected site.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY **RECEIVED**

M E M O R A N D U M

SEP 14 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: September 8, 2010

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing October 4, 2010
Agency Comments due September 6, 2010

AWWU has reviewed the materials and has the following comments.

10-112 ASD CHUGIAK/EAGLE RIVER ELEMENTARY SCHOOL, Site selection for a public school, Grid N/A

1. AWWU water and sanitary sewer are not available to these 3 selected sites.
2. AWWU has no objection to this site plan review.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Private Development

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: September 20, 2010

TO: Angela Chambers, Manager, Zoning and Platting

FROM: Sharen Walsh, P.E.
Private Development Plan Review Engineer

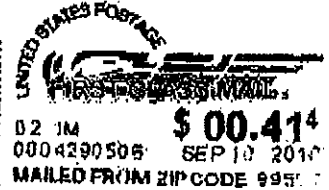
SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:
October 4, 2010

Case 2010-112 – Site selection for a public school – Chugiak-Eagle River Elementary School

Page 54 – Traffic Impact Analysis Summary – there is an assumption that improvements to Terrace Lane would be constructed by others and would be in place prior to construction of the school. If this does not prove to be the case, Development Services will require that the necessary improvements be put in place as part of the school construction project. Project funding plans should provide for this requirement.

Municipality of Anchorage
P. O. Box 198650
Anchorage, Alaska 99519-8650
(907) 343-7921

PRESORTED
FIRST CLASS



051-171-11-000
CLIFFORD TED A & PAMELA
18617 INLET VIEW DRIVE
CHUGIAK, AK 99567

RECEIVED

SEP 15 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

NOTICE OF PUBLIC HEARING Monday, October 04, 2010

Planning Dept Case Numbers 2010-112

18617 Inlet View Drive, Chugiak, AK 99567

The Municipality of Anchorage Planning and Zoning Commission and the Anchorage School Board will consider the following in a joint public hearing:

P20 Case No: 2010-112
Petitioner: Anchorage School District
Request: School Site Selection for a Chugiak Eagle River Area Elementary School
Community Comments: Birchwood, Chugiak, Eagle River, Eagle River Valley, South Fork Eagle River

The Anchorage Planning and Zoning Commission will hold a joint public hearing with the Anchorage School Board on the site selection for a Chugiak Eagle River area elementary school on Monday, October 4, 2010, at 6:30 p.m. The meeting will be held in the Board Room at the Education Center of the Anchorage School District located at 6630 E. Northern Lights Boulevard in Anchorage.

The three sites being considered are:

- **Old Glenn 770:** Currently zoned PC, a 24.1-acre site consisting of 6 parcels, T16N R1W1E22, Lots 12, 13, 14, 15, & 16, generally located west of the Old Glenn Highway between South Birchwood Loop and North Birchwood Loop, north of the Fire Station, about 2 miles south of Chugiak Elementary School.
- **Powder Ridge:** Currently zoned PC, a 15-acre portion within Powder Ridge, Part 40-A, Development Area II, generally located west of the Glenn Highway, about one mile south of Birchwood Elementary School.
- **S. Birchwood Loop/Dotie's Drive:** Currently zoned PC, a 15-acre portion within T16N R1W1E22, N2, W of Glenn Highway, generally located southeast of South Birchwood Loop Road and Dotie's Drive intersection and west of the Glenn Highway.

The zoning Ordinance requires that you be sent notice because your property is being considered for a change of zoning before the Planning and Zoning Commission and/or

within the vicinity of the petition area. This will be the intent and effect of the Ordinance, if you so desire.

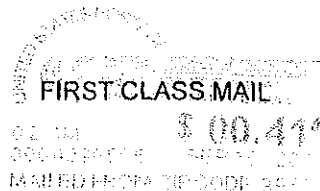
If you would like to comment, this form may be used for your convenience. Comments may be submitted in any of the following ways: (1) by mail to Planning Department, Municipality of Anchorage, P.O. Box 198650, Anchorage, AK 99519-8650; (2) by FAX to 907-343-7921; or (3) by hand delivery to the Planning Department in the Planning and Development Center at 4700 Elmwood Road, Anchorage. Comments may also be provided by testimony in person at the meeting or through the Planning Department's Cases Online website at <http://munipass.muni.ak/planning/cases.htm> (insert case number 2010-112). The current case information may be viewed at the above website by selecting "Case Report". The staff recommendation will be available about a week before the meeting.

Name: TED CLIFFORD
Address: 18617 Inlet View Dr Chugiak AK 99567
Legal Description: E15N R1W1E22 SEC 18, 19, 20
Commenter: with 2 elementary schools on Birchwood Loop and space
existing on Birchwood Loop with lack of potential housing growth. I
think S. Birchwood Loop/Dotie's Drive is not a very wise choice.
Powder Ridge area has a much higher growth rate and seems to be
a more viable and functional choice. I hope some common
sense and logic shows that Dotie's is not a good choice for
another elementary school.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7921

051-312-21-000
NEWBURY ANN
PO BOX 772101
EAGLE RIVER, AK 99577

RESORTED
FIRST CLASS



RECEIVED

SEP 22 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

NOTICE OF PUBLIC HEARING - - Monday, October 04, 2010

Planning Dept Case Number **2010-112**



The Municipality of Anchorage Planning and Zoning Commission and the Anchorage School Board will consider the following in a joint public hearing:

PZC Case No: **2010-112**
Petitioner: Anchorage School District
Request: School Site Selection for a Chugiak-Eagle River Area Elementary School
Community Councils: Birchwood, Chugiak, Eagle River, Eagle River Valley, South Fork Eagle River

The Anchorage Planning and Zoning Commission will hold a joint public hearing with the Anchorage School Board on the site selection for a Chugiak-Eagle River area elementary school on Monday, October 4, 2010, at 6:30 p.m. The meeting will be held in the Board Room at the Education Center of the Anchorage School District located at 5530 E. Northern Lights Boulevard in Anchorage.

The three sites being considered are:

- Yes** • Old Glenn 770: Currently zoned PC, a 24.1-acre site consisting of 5 parcels, T15N R1W Sec 20, Lots 12, 13, 14, 18, & 19; generally located west of the Old Glenn Highway between South Birchwood Loop and North Birchwood Loop, north of the Fire Station, about 2 miles south of Chugiak Elementary School.
- No** • Powder Ridge: Currently zoned PC, a 15-acre portion within Powder Ridge, Tract 40-A, Development area H; generally located west of the Glenn Highway, about one mile south of Birchwood Elementary School. *marshy*
- No** • S. Birchwood Loop/Dotie's Drive: Currently zoned R-6, a 15-acre portion within T15N R1W Sec 17, N2, N of Glenn Highway; generally located southeast of South Birchwood Loop Road and Dotie's Drive intersection and west of the Glenn Highway. *marshy*

The Zoning Ordinance requires that you be sent notice because you are within the vicinity of the petition area. This will be the only public hearing before the Planning and Zoning Commission at

ted to attend and present testimony, if you so desire.

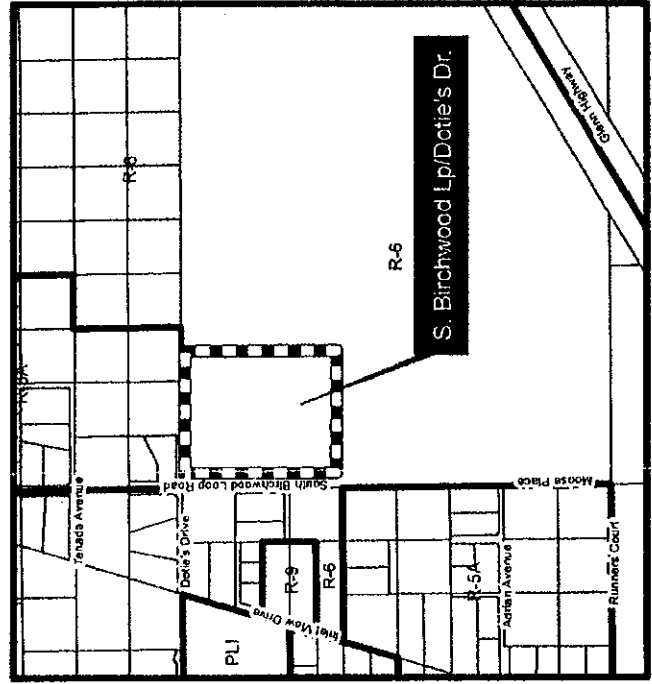
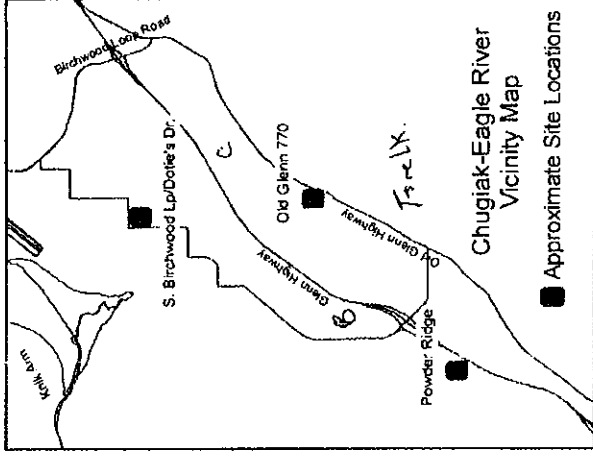
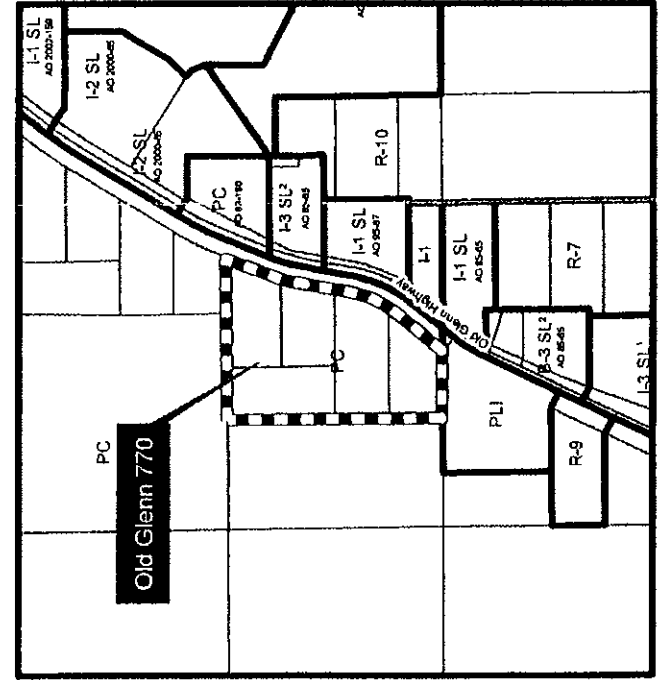
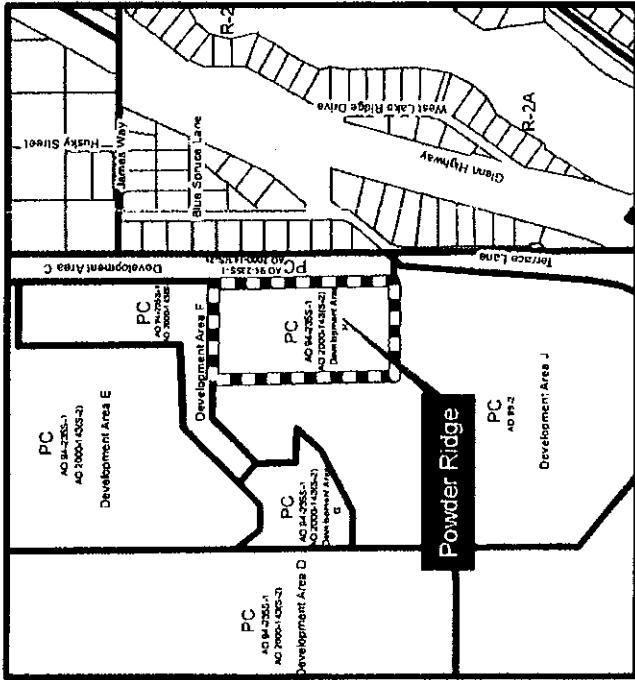
If you would like to comment, this form may be used for your convenience. Comments may be submitted in any of the following ways: (1) by mail to Planning Department, Municipality of Anchorage, P.O. Box 196650, Anchorage, AK 99519-6650; (2) by FAX to 343-7927; or (3) by hand delivery to the Planning Department in the Planning and Development Center at 4700 Elmore Road, Anchorage. Comments may also be provided by testimony in person at the meeting or through the Planning Department's Cases Online website at <http://munimaps.muni.org/planning/home3.htm> (insert case number **2010-112**). The current case information may be viewed at the above website by selecting *Staff Report*. The staff recommendation will be available about a week before the meeting.

Name: Ann L. Newbury
Address: PO Box 772101, Eagle River, AK. 99577
Legal Description: Sec 25, R2W, T15N
Comments:

An elementary school should be within walking distance of kids being served. There are no houses on the Powder Ridge site yet. Also, it is a little close to Birchwood Elementary. The site near Dotie's Rd is along a twisty road.
The old Glenn 770 site is probably the best ground as well as closest to serving population and easiest for busing.

Thank you, Ann L. Newbury

Chugaik-Eagle River Elementary School Site Selection
2010-112



Municipality of Anchorage
Planning Department
Date: September 9, 2010

Flood Limits
☐ 100 Year
☐ 500 Year

Submittal

Cover Letter

Ray Amsden, Anchorage School District
August 17, 2010

Document

Chugiak-Eagle River Elementary School Site Selection
Level 1 and Level 2 Analysis
July 2010
by CRW Engineering Group, LLC

MINUTES OF THE ANCHORAGE SCHOOL BOARD
AND
PLANNING AND ZONING COMMISSION
JOINT MEETING
OCTOBER 4, 2010

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

1. John Steiner called the Public Hearing open for the Joint School Board and Planning & Zoning Commission for the school site selection of the Eagle River/Chugiak Elementary School, Site 4, Powder Ridge Tract 40A Monday, October 4, 2010 at 6:30 p.m.
2. Call to Order, Roll Call, Flag Salute, John Steiner Presiding

School Board Members Present: Jeff Friedman, Pat Higgins, Jeannie Mackie, Kathleen Plunkett, Don Smith, and John Steiner

Crystal Kennedy was excused.

Commission Members Present: Toni Jones, Arthur Isham, Connie Yoshimura, Jim Fredrick, John Weddleton, and Nancy Pease

Bruce Phelps, Stacey Dean and Terry Parks were excused.

Others Present: Carol Comeau, Superintendent; Mike Abbott, Assistant Superintendent of Support Services, Ray Amsden, ASD Facilities Director, Heather Sawyer, ASD Communications Director, Chad Stiteler, ASD Chief Financial Officer, Randy Ribble, ASD Facilities Project Manager, Erika McConnell, MOA Senior Planner Physical Planning Division, Vanessa Blake and other interested persons.

Planning & Zoning Conflict of Interests:

Ms. Yoshimura disclosed she had talked with Mr. Amsden some time back regarding Eagle Crossing and nothing had transpired from the discussion. She also disclosed in the past she had worked an associate broker for Eklutna, Inc. She was not an interested party to any of the items discussed at the meeting.

There were no other disclosures from members of the Planning and Zoning Commission.

Mr. Steiner explained the Planning and Zoning Commission was advisory to the School Board and the Assembly. Their role was strictly to make a recommendation with regard to the site selection from a land use perspective. He explained they were not there in any capacity with regard to anything to do with the site design, the site plan, or anything to do with the subdivision. There were other boards and bodies to deal with those issues. The commission was there strictly to deal with the land use decision relating to the site selection.

Mr. Steiner added the role of the School Board was to make a recommendation to the Assembly as to whether this was an appropriate elementary school site. The board had no authority to make recommendations beyond that.

3. Presentation and Site Recommendation

Erika McConnell, Senior Planner from the Planning Department gave an overview of the memo she drafted October 4, 2010.

Mr. Abbott explained the school site acquisition board allocated funds for this purchase last December. He described the search process. They used input from Planning and Demographics to determine area most likely in North Eagle River and north by Peters Creek. There were five potential sites identified. Powder Ridge site scored the highest. It showed the soonest growth of elementary school need. It was also the area of a future development.

Mr. Weddleton mentioned the necessity of not identifying areas of purchase too soon to avoid inflation in land price, as described in the Capital Improvement Plan. Mr. Abbott said terms were set as far as price goes with Eklutna, Inc. before the end of the selection process.

Ms. Yoshimura said she understood the acquisition was to be through a bond. Mr. Abbott said the purchase would be from bond proceeds and interest earned.

Mr. Stiteler responded originally the intent was purchase land approved in 1997 as one of the bond propositions. However, the vast bulk was spent on Begich Middle School. The funding was retained for a number of years until required to be spent down. The funds to be used would be from 2003 Proposition 9.

Ms. Yoshimura asked for clarification about how long the site selection process had been in the works she noted 13 years was a long time. Ms. Comeau responded. In the late 90s it was decided to delay a purchase. However it has still been a big priority for the community to secure a site. Ms. Yoshimura asked how many schools sites the district had in its portfolio and how long had they been there. Ms. Comeau answered the Totem site had been partially developed for baseball fields until it is needed and was purchased in the late 90s. The 92nd and Arctic property has been in inventory for a long time. The Southwest sites for a middle school and elementary school was the most recently acquired. Ms. Yoshimura asked if all the sites were financed through bonds. Mr. Stiteler explained state reimbursement for bonds. The district made the choice to use interest earnings as often as possible for purchases for longer than three years. Mr. Abbott added the 92nd Street property was a state selection. Bond proceeds were used for the Totem site.

Ms. Yoshimura commented on roads, water and sewer extensions. She said there seemed to be public misunderstanding of what a school site actually costs. Sites might double or triple in cost if utilities are not available. Mr. Abbott said Powder Ridge had a road but not water and sewer. The arrangement with Eklutna made no provisions for which entity would bear the cost of improvements. The ultimate build out has yet to be determined. Ms. Yoshimura said she was concerned to be asked to recommend a site with no arrangement.

Ms. Pease followed up on Ms. Yoshimura comments. She felt the cost should be a range of some level of improvements in case it fell upon the school district. She also questioned the noise assessments as the site would it be right along the Glenn Highway and would a special design be needed to counter act the noise level. Mr. Abbott said additional costs would be there but at this time it would be speculation as to what the costs would be. A lot would depend on large part on Eklutna's development of a subdivision. School would not be built until the subdivision was in place.

Wendee Wilbur from CRW responded the noise studies are done looking 20 years in to the future. Even with additional traffic those level would still be below the threshold.

Mr. Weddleton followed up on the costs of hooking up local utilities. Mr. Abbott explained. Mr. Weddleton asked about the Old Glenn site. Mr. Abbott responded the Old Glenn 770 parcel would have to have a two story and the other two sites would have one story. Mr. Abbott the

topography made it necessary. Kincaid Elementary was an example of the one story prototype.

Ms. Plunkett asked Ms. McConnell about what the Powder Ridge applicant would have to provide for flood elevation data. Mr. Abbott said it would be a requirement prior to platting. It had been agreed it would be met prior to final platting. She asked when platting would be done. Mr. Abbott said if the proposed acquisition was supported it would move forward in a January time frame with application for platting. He felt it would be relatively straight forward.

Mr. Steiner followed up with regard to FEMA flood hazard. Mr. Abbott said it was well far away from the platting the district would do. Mr. Steiner asked about the platting not occurring until after the first of the year but expenditure of funds needed to occur before the end of this year. Could the purchase be done before the platting was done? Mr. Abbott answered the arrangement discussed with Eklutna to enter into a purchase and sale agreement would be done before the end of the year. Transfer the purchase price and record the transaction after the platting process in concluded.

Mr. Steiner had a question on items from Ms. McConnell's memo. He noted comment was made about the district ensuring sidewalks. Ms. McConnell responded the recommendation was in general terms for the district to consider not only the school site but the surrounding area for safety and quality of life of the students. It had been worded generally so it could be addressed at several different points. Mr. Steiner asked if it was something municipality could do itself without the district having the responsibility. Ms. McConnell said having the support of the district would be important. Mr. Steiner said they would definitely have the support needed.

Mr. Steiner said he assumed the noise study took in to account the hill to the east and north and was that taken in to account. Ms. Wilbur said yes, sound measurements were taken from the Powder Ridge site, the terrain buffers the noise.

Ms. Yoshimura stated a plat is only good for five years. But there was no plan indicated to build for a school in 15 to 20 years. Ms. McConnell said a plat could be done quite simply. The remaining land could be a tract. Ms. Yoshimura asked would there not need to be an improvement to Terrace Lane. Mr. Abbott said it would be looked at. The district would have legal access to Terrace Lane after the platting process. Ms. Jones clarified a recorded plat would have legal access.

Ms. Pease noted in looking at site three, the Old Glenn 770, the footprint shows a third of the lot. She wondered if it would not save money by purchasing less of the parcel. Mr. Abbott said it would depend on access, either off the Glenn or through a subdivision.

4. Public Hearing

The Public Hearing was opened by Anchorage School Board President, John Steiner.

Bob Griffin gave testimony. He applauded the board for anticipating for future needs. He felt Eagle River was likely to grow. However he voiced concern with the long range declining enrollment of students, noting the peak in 2002-2003. He asked if there were plans for the long term that would close schools offset the decline in population. He mentioned an increase in FTE. He asked if there would be an emergency meeting to decrease staffing.

Mr. Friedman replied for the benefit of the public. Teaching positions are left vacant at the beginning of every school year until the student count is official. There had been a general trend in population corresponding with increase in special education requiring more school space and more staff.

Mr. Tim Potter, with Eklutna Inc spoke. He clarified because the actual building of the site may not happen for some time, the Planning Department's first comment did not take in to account the site and surrounding area went through a PC district master plan with very detailed zoning districts. The natural terrain was taken in to account for road design.

Mr. Friedman asked if the master planning process would include sidewalks. Mr. Potter said absolutely. A conceptual plan showed trails to serve pedestrians along with sidewalks. A pedestrian circulation process had been completed.

Mr. Steiner clarified there may not be sidewalks on both sides of the streets.

Mr. Smith asked for a larger map of the Powder Ridge subdivision.

Ms. Jones commented she had been on the planning commission when the Powder Ridge development plan was approved. A pedestrian plan was approved. It can not be changed without going back to the planning commission and it would be very difficult process.

Mr. Steiner followed up. He noted a plat could be recorded consistent with the master plan which would include streets and sidewalks on one side. Mr. Potter said it would be best to deal with issue now and address and know the ordinance is in place. A change would have to go back through the process and developed in compliance.

Ms. Plunkett asked Mr. Potter if a school site was initially part of the master plan and if it was consistent with the plan. He said it was consistent with what has been approved. He said if the site was not purchased by the district it would be developed as residential.

Mr. Weddleton asked if there would be two road access points. Mr. Potter responded yes there would be.

Ms. Pease noted the Planning Department staff recommendation with regard to walking. She asked Ms. McConnell about the Powder Ridge reserve development. She added the memo contained comments and not conditions for approval. However, could they recommend sidewalks within ½ mile or a mile of the school site? Ms. McConnell said the Title 21 rewrite recommended sidewalks on both sides. Powder Ridge was a previously adopted master plan and would not fall in the new category. She responded to Mr. Potter's points the pedestrian plan did lay out a trail network but was not related to school site. She felt it good public policy to require sidewalks on both sides.

Ms. Jones said she struggled with taking concerns outside the school site regarding design issues the school district may have no control over. Once the property was sold to different developers they would only have to meet the criteria of the master plan. She did not think it necessary for the district to get involved. Ms. McConnell responded. She noted many would agree pedestrian facilities are beneficial for the entire community. There would be tremendous opportunity for the district to have negotiation leverage. The Planning Department saw it as an opportunity to advance a purpose.

Mr. Steiner closed public testimony at 7:40 p.m.

Mr. Steiner recessed the school board session so the Planning and Zoning Commission could begin their meeting.

Meeting of the Municipal Planning and Zoning Commission
October 4, 2010

1. The Municipal Planning and Zoning Commission was called to order by Chair, Toni M. Jones at 7:40 p.m.

2. Roll Call and Disclosure

Commission Members Present: Toni Jones, Arthur Isham, Connie Yoshimura, Jim Fredrick, John Weddleton, and Nancy Pease

Bruce Phelps, Stacey Dean and Terry Parks were excused.

Others Present:

Board members: Jeff Friedman, Pat Higgins, Jeannie Mackie, Kathleen Plunkett, Don Smith, and John Steiner

Carol Comeau, Superintendent; Mike Abbott, Assistant Superintendent of Support Services, Ray Amsden, ASD Facilities Director, Heather Sawyer, ASD Communications Director, Chad Stiteler, ASD Chief Financial Officer, Randy Ribble, ASD Facilities Project Manager, Erika McConnell, MOA Senior Planner Physical Planning Division, Vanessa Blake and other interested persons.

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

3. PUBLIC HEARING ACTION, CASE NO. 2010-112

Chair Jones noted that the matter before the Planning and Zoning Commission was Case No. 2010-112.

ACTION:

Moved by: Arthur Isham
seconded by: John Weddleton

To approve Case #2010-112, with the condition the site be signed as a future school site.

COMMISSIONER ISHAM moved to approve in Case 2010-112, site selection for a public school, Chugiak-Eagle River Area Elementary School, a recommendation to select the Powder Ridge Site, and that this recommendation would then go forward to the School Board.

COMMISSIONER WEDDLETON seconded.

COMMISSIONER ISHAM noted his motion did not include any of the comments from Staff. He indicated a planning process was gone through for Powder Ridge, which was approved by the Commission and by the Assembly. He feels that is adequate at the present time. When the time comes to build on that particular site 15 to 20 years from now, he is sure situations will have changed, and at that point in time decisions can be made as to where to put sidewalks and things of that nature. He does not feel it is necessary to tie something down now that may not happen for 20 years because things may change. The reason he supports this plan is because it does support the Eagle River Comprehensive Plan dated December 2006. In particular, the section entitled "Guidelines for Growth" under Section 4, "Public Facilities & Services," it supports Subsection (d), which is education, paragraphs 1(a), 2(a) and (b), and 3(b), (c) and (d). He noted in looking at the Comprehensive Plan for Eagle River that the Commission's action on this case is long-range planning, and selection of school sites does in fact support the plan. For those reasons, he will be supporting the motion.

COMMISSIONER PEASE indicated her approval may rest on the following conditions. She proposed including a Finding (4) that "there is an assumption that the improvements to Terrace Lane would be constructed by others prior to construction of the school, and, if not, then any road improvements would be shown as part of the school construction project." She indicated she felt this was truth in pricing. She noted the idea that school construction is presumed to begin only after substantial development of Powder Ridge to this planned community, which would include extension of water and wastewater to the boundaries of the school site, and this is not binding. COMMISSIONER PEASE thinks it is important to state this as an expectation in order to avoid the kind of situation that the School District experienced with Golden View Middle School when it suddenly became a very expensive site, or with Kasum Elementary School when expensive road construction had to leap frog over other projects because the school was already in. She thinks it is important that if the Commission does support this site selection at this time when it is still raw land that the Commission has this clear assumption.

COMMISSIONER YOSHIMURA supports this particular site selection, but is not going to support it at this particular time. She respects the work of the Eklutna Master Plan and feels it is an outstanding plan, both residentially and commercially. However, and perhaps unfortunately, she is aware of lot absorption in this particular area on lots that are fully improved and ready to build on that are approximately 20 lots per year. As such, she thinks it will be a very long time before this school site is

actually going to be realized and have a real need. Speaking from her own experience and the experience of other developers in the Lower 48, COMMISSIONER YOSHIMURA noted we have all learned during this recent recession is not to buy property before there is a reasonable need, and adequate absorption to support its acquisition and its extension of roads, water and sewer, including secondary egresses. She suggested that this acquisition is, at a minimum 5 to 7 years premature, and she will support it at some point in time in the future, but not now.

COMMISSIONER WEDDLETON proposed a friendly amendment to add a condition that the site be signed so the public will be aware of the long-range plan to build a school there. COMMISSIONER ISHAM concurred. *This was accepted as a friendly amendment.*

COMMISSIONER WEDDLETON will be supporting this. He noted it looks like there was a thorough site selection process through the first two phases. Also, vacant Municipal land was considered, and none was found suitable after the Phase 1 evaluation. He noted this follows the Eagle River Comprehensive Plan policy to reserve suitable sites for public facilities in a timely manner. Even recognizing COMMISSIONER YOSHIMURA'S comments, COMMISSIONER WEDDLETON thinks it would be hard to fine-tune a perfect time to acquire this site, and if it was found a school was needed, but we did not have the site, this would be a much higher cost than buying this early.

VOTE:

Ayes: Toni Jones, Arthur Isham, Jim Frederick,
John Weddleton, Nancy Pease

Nays: Connie Yoshimura

MOTION PASSED

The meeting of the Planning and Zoning Commission was adjourned at 7:50 p.m. on Monday, October 4, 2010.

Meeting of the Anchorage School Board
October 4, 2010

1. The meeting of the Anchorage School Board was called to order at 7: 50 p.m. on Monday, October 4, 2010, President, John Steiner presided.

2. Roll Call

School Board Members Present: Jeff Friedman, Pat Higgins, Jeannie Mackie, Kathleen Plunkett, Don Smith, and John Steiner

Others Present: Commission members, Toni Jones, Arthur Isham, Connie Yoshimura, Jim Fredrick, John Weddleton, Nancy Pease, Carol Comeau, Superintendent; Mike Abbott, Assistant Superintendent of Support Services, Ray Amsden, ASD Facilities Director, Heather Sawyer, ASD Communications Director, Chad Stiteler, ASD Chief Financial Officer, Randy Ribble, ASD Facilities Project Manager, Erika McConnell, MOA Senior Planner Physical Planning Division, Vanessa Blake and other interested persons.

3. Consent Agenda

ACTION:

Moved by: Jeff Friedman
seconded by: Kathleen Plunkett

To approve the selection 15 acre parcel of Site 4, Powder Ridge Tract 40A for a new elementary school as identified in Chugiak-Eagle River Elementary School Site Selection dated July 2010 with signage. Further moved the property be appropriately signed as a future school site.

Mr. Friedman voiced his support for the motion. He felt it important to purchase now. The community has requested for some time. If we wait the price will be higher. He liked the idea to look outside their borders and encourage pedestrian friendly access.

Ms. Plunkett would also support. She appreciated the comments from Planning and Zoning Commission. Support from Eagle River community councils.

Mr. Higgins supported the purchase and appreciated the support from the

Eagle River Community. He felt it was a good fair price. He was in favor of long range planning.

Ms. Mackie would also support the purchase. She appreciated Ms. Yoshimura's comments but felt it was worth the risk.

Mr. Steiner conclude by saying he would also support the acquisition. The voters had approved the bond in 1997 and it would be difficult to bond again later when it had already been bonded for. The funds were available now. The bond council had told the district they have to spend the monies. There has been a long standing commitment to the Eagle River community to make this purchase.

VOTE:

Ayes: Jeff Friedman, Pat Higgins, Jeannie Mackie
Kathleen Plunkett, Don Smith, John Steiner

Nays:

MOTION PASSED

ADJOURNMENT

The Anchorage School Board meeting of October 4, 2010 was adjourned by unanimous consent at 8:00 p.m.

John Steiner, President

Jeannie Mackie, Clerk

Vanessa Blake, Recording Secretary

Date Minutes Approved

*Municipality of Anchorage***MEMORANDUM**

DATE: October 4, 2010

TO: Planning and Zoning Commission
Anchorage School Board

THRU: *JW* Jerry T. Weaver, Jr., Director
Planning Department

FROM: *EM* Erika McConnell, Senior Planner
Physical Planning Division

SUBJECT: Case 2010-112: Site Selection for a Public School – Chugiak-Eagle River Area Elementary School

The Planning and Zoning Commission and the Anchorage School Board are asked to review the attached study and to make a recommendation regarding the selection of a site for a new elementary school in the Mirror Lake attendance area of Chugiak-Eagle River.

Based on population projections, at least one new elementary school will be needed in the Chugiak-Eagle River area in the next 15 to 20 years. A 1997 capital improvement bond included funds for site acquisition, which were allocated by the School Board late last year. The School District is evaluating potential sites while large parcels are still available.

Initially five sites were chosen to be evaluated. After a Level 1 review which examined physical characteristics; land use and related plans and policies; accessibility; geotechnical, seismic, and contamination concerns; noise; utilities; and site preparation order of magnitude cost estimates, two of the sites (#1 and #2) were determined to be unsuitable.

The remaining three sites went through a Level 2 evaluation, which included plat and title search; geotechnical investigation; phase 1 environmental site assessment; noise monitoring; limited traffic impact analysis; and a rough order of magnitude site preparation cost estimate.

The three sites being considered are:

- #3 — Old Glenn 770, currently zoned PC, 24.1 acres;
- #4 — Powder Ridge, currently zoned PC, 15 acres; and
- #5 — S. Birchwood Loop/Dotie's Drive, currently zoned R-6, 15 acres.

Based on site selection criteria and consultation with the School District, the preferred site is the Powder Ridge site (#4), off the Glenn Highway near the North Eagle River interchange. While on most criteria this site scored evenly with at least one of the other sites, it ranked highest due to not having some of the drawbacks of the other sites.

The Old Glenn 770 site (#3) scored lower due to soils, groundwater, and sensitive environmental conditions, as well as concern with current zoning. Some scoring for this site differed depending on whether access was assumed to be from the Old Glenn Highway (topographical issues) or from future development to the west of the site.

The South Birchwood Loop/Dotie's Drive site (#5) scored lower mostly due to the unavailability of sewer and water. A school in that location would have to be on on-site systems, which is less desirable for the School District and creates additional costs.

The department mailed 289 public notices to property owners surrounding the three sites included in the Level 2 analysis and to the Chugiak-Eagle River area community councils. The three sites were also posted. Comments received by September 22, 2010, are attached.

The Planning Department supports the selection of the Powder Ridge site (#4) with the following comments:

1. The School District should ensure that all streets (local, collector, and arterial; public and private) within a half mile of the school site (within the Powder Reserve) are constructed with sidewalks on both sides of the street to ensure safe walking routes to the school.
2. The School District should ensure that the design and layout of the phased development around the school site provides another vehicular access point to the school site.
3. At the time of development, the traffic impact analysis will need to be updated.
4. There is an assumption that improvements to Terrace Lane would be constructed by others and would be in place prior to construction of the school. If this does not prove to be the case, Development Services will require that the necessary improvements be put in place as part of the school construction project. Project funding plans should provide for this requirement.

If the Old Glenn 770 site (#3) is chosen, the Planning Department notes that there may be unmapped wetlands and streams, so additional environmental analysis would be necessary.

Attachment: Map of sites
Comments received
Submittal letter and document of site selection analysis

Map

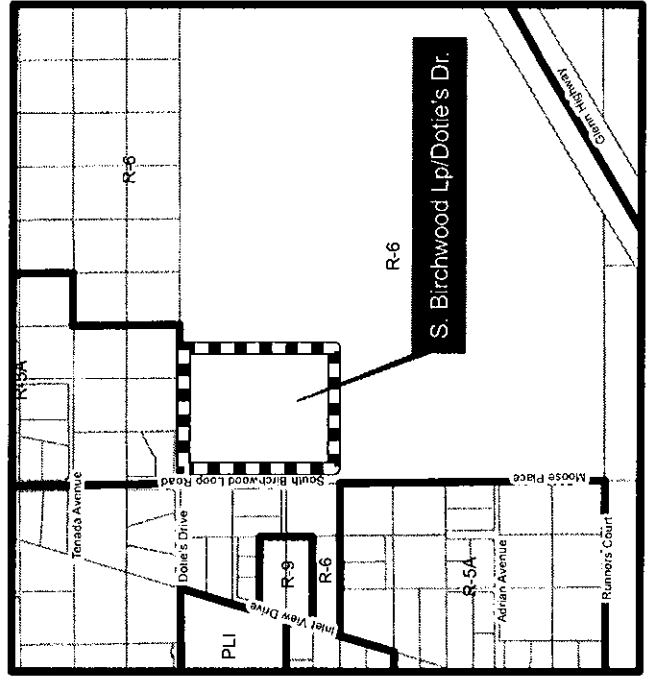
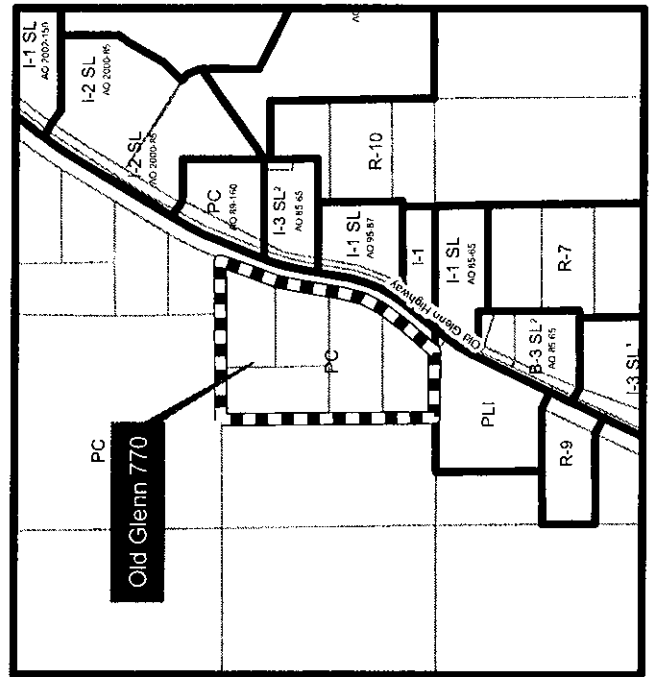
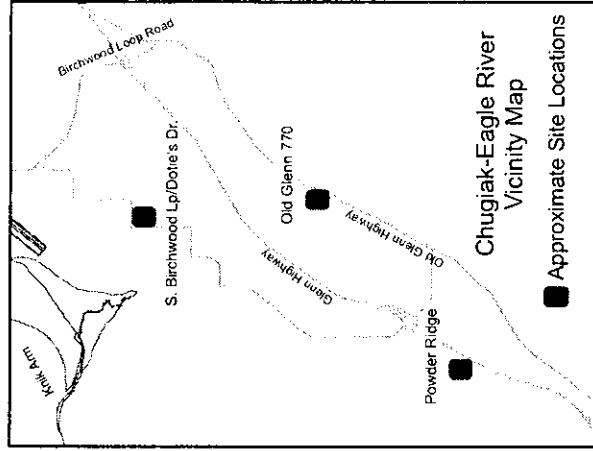
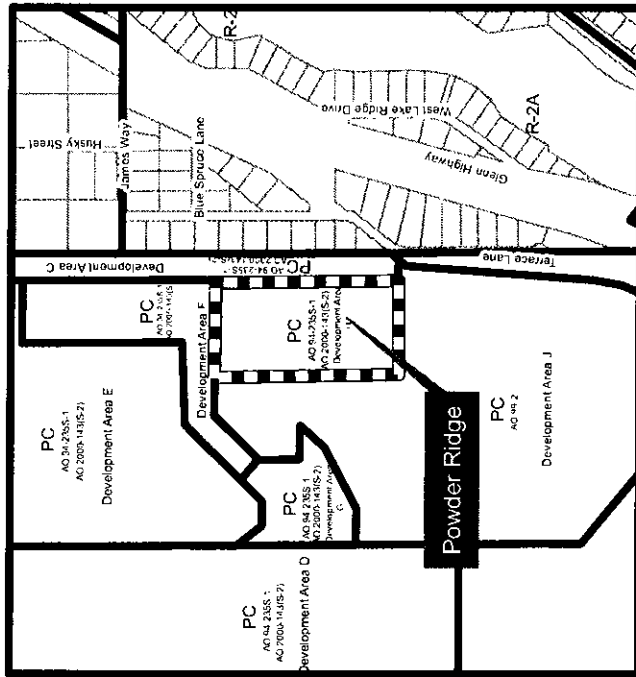
Sites

Old Glenn 770 (#3)

Powder Ridge (#4)

S. Birchwood Loop/Dotie's Drive (#5)

Chugaik-Eagle River Elementary School Site Selection 2010-112



Flood Limits
 100 Year
 500 Year
 Floodway



Municipality of Anchorage
 Planning Department
 Date: September 9, 2010

Comments Received

Agency Comments

Public Comments

Gollihugh, Danielle S.

From: Staff, Alton R.

Sent: Wednesday, August 25, 2010 11:52 AM

To: McLaughlin, Francis D.; Gollihugh, Danielle S.; Stewart, Gloria I.

Subject: RE: Zoning Review Comments corrected

From: Staff, Alton R.

Sent: Wednesday, August 25, 2010 9:40 AM

To: McLaughlin, Francis D.; Gollihugh, Danielle S.; Stewart, Gloria I.

Subject: Zoning Review Comments

Case No. 2010-112 The Public Transportation Department does not provide fixed route service to the Eagle River Chugiak area. We do have Route #102, peak hour commuter, park and ride service that serves Eagle River and bus stops along the Old Glenn Highway to the Chugiak Peters Creek area. AnchorRides Connect provides accessible general public transportation Service within the Chugiak-Eagle River and connecting to East Anchorage.

The Public Transportation Department has no comment on the following zoning cases:

2010-109

2010-110

Thank you for the opportunity to review.

Alton R. Staff

Planning Manager

Public Transportation Department

3600 Dr. Martin Luther King Jr. Ave.

Anchorage, AK 99507

907-343-8230



FLOOD HAZARD REVIEW SHEET

Date: 08/27/10

Case: 2010-110 ~~110~~ 112

Flood Hazard Zone: A/X

Map Number: 0380D/0385D/0070D/088D/0089D

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ Other:

Site 4: Portions of the larger tract are located in FEMA flood zone A. Subdivision of this tract will require the applicant to provide flood elevation data

Site 3: Parks Creek flows this area; depending on the future site development plan, the applicant may need to provide data that demonstrates that improvements are safe from flooding.

Site 5: Mink Creek flows this area; depending on the future site development plan, the applicant may need to provide data that demonstrates that improvements are safe from flooding.

☐ I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM

Keesecker, Karen M.

From: Keesecker, Karen M.
Sent: Friday, September 03, 2010 4:25 PM
To: McConnell, Erika B.
Cc: Tobish, Thede G.
Subject: Chugiak School Site Selection

Powder Ridge site is stated as the preferred alternative which fits due to lack of wetlands and streams, although it would have to be platted. If it couldn't be platted in a timely manner, the 770 site was the second choice. The 770 site may contain previously unmapped wetlands and streams, requiring further analysis.

The Powder Ridge site is the best choice based on their analysis.

Karen Keesecker

Wetlands/Coastal Management
Associate Planner

**Municipality of Anchorage
Planning Department**

4700 Elmore Rd, Anchorage, AK 99519-6650
(907)343-7922
fax (907) 343-7927
keeseckerkm@muni.org



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: September 9, 2010

TO: Angela Chambers, Acting Division Manager, Zoning and Platting Division

FROM: Leland R. Coop, Traffic Engineer Associate

SUBJECT: Traffic Engineering Comments for October 4, 2010 Planning and Zoning Commission

2010-112 Site Selection for Public School

The Traffic Department has reviewed the site selection analysis and has no comments. The Traffic Impact Analysis must be updated when it is time to develop the selected site.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY **RECEIVED**

MEMORANDUM

SEP 14 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: September 8, 2010

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing October 4, 2010
Agency Comments due September 6, 2010

AWWU has reviewed the materials and has the following comments.

10-112 ASD CHUGIAK/EAGLE RIVER ELEMENTARY SCHOOL, Site selection for a public school, Grid N/A

1. AWWU water and sanitary sewer are not available to these 3 selected sites.
2. AWWU has no objection to this site plan review.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Private Development

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: September 20, 2010

TO: Angela Chambers, Manager, Zoning and Platting

FROM: Sharen Walsh, P.E.
Private Development Plan Review Engineer

SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:
October 4, 2010

Case 2010-112 – Site selection for a public school – Chugiak-Eagle River Elementary School

Page 54 – Traffic Impact Analysis Summary – there is an assumption that improvements to Terrace Lane would be constructed by others and would be in place prior to construction of the school. If this does not prove to be the case, Development Services will require that the necessary improvements be put in place as part of the school construction project. Project funding plans should provide for this requirement.

Municipality of Anchorage
P. O. Box 198650
Anchorage, Alaska 99519-8650
(907) 243-7924

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FIRST CLASS



UNITED STATES POSTAGE
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02 1M
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MAILED FROM ZIP CODE 99519

051-171-11-000
CLIFFORD TED A & PAMELA
18617 INLET VIEW DRIVE
CHUGIAK, AK 99567

RECEIVED

SEP 15 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

NOTICE OF PUBLIC HEARING Monday, October 04, 2010

Planning Dept Case Number 2010-112

The Municipality of Anchorage Planning and Zoning Commission and the Anchorage School Board will consider the following in a joint public hearing:

PZC Case No: 2010-112
Petitioner: Anchorage School District
Request: School Site Selection for a Chugiak Eagle River Area Elementary School
Community Cautions: Birchwood, Chugiak, Eagle River, Eagle River Valley, South Fork Eagle River

The Anchorage Planning and Zoning Commission will hold a joint public hearing with the Anchorage School Board on the site selection for a Chugiak Eagle River Area elementary school on Monday, October 4, 2010, at 6:30 p.m. The meeting will be held in the Board Room at the Education Center of the Anchorage School District located at 15530 E. Northern Plains Boulevard in Anchorage.

The three sites being considered are:

- **Old Glenn 770:** Currently zoned R-O, a 24.1-acre site consisting of 9 parcels, T16N R1W S22 E2, Lots 12, 13, 14, 15, & 16, generally located west of the Old Glenn Highway between South Birchwood Loop and North Birchwood Loop, north of the Fire Station, about 2 miles south of Chugiak Elementary School.
- **Powder Ridge:** Currently zoned P-C, a 16-acre portion within Powder Ridge, Parcel 40-A, Development area II, generally located west of the Glenn Highway, about one mile south of Birchwood Elementary School.
- **S. Birchwood Loop/Dotie's Drive:** Currently zoned R-O, a 16-acre portion within T16N R1W Sec. 17, N2, N of Glenn Highway, generally located southeast of South Birchwood Loop Road and Dotie's Drive intersection and west of the Glenn Highway.

The Zoning Ordinance requires that you be sent notice because your property is in the vicinity of the petition area. This will be the only public hearing before the Planning and Zoning Commission and/or

within the vicinity of the petition area. This will be the only public hearing before the Planning and Zoning Commission and/or

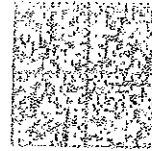
If you would like to comment, this form may be used for your convenience. Comments may be submitted in any of the following ways: (1) by mail to Planning Department, Municipality of Anchorage, P.O. Box 198650, Anchorage, AK 99519-8650; (2) by fax to 907-243-7927; or (3) by hand delivery to the Planning Department in the Planning and Development Center at 4700 Elmwood Road, Anchorage. Comments may also be provided by testimony in person at the meeting or through the Planning Department's Cases Online website at <http://www.municipalityofanchorage.com/planning/cases.htm> (insert case number 2010-112). This current case information may be viewed at the above website by selecting Staff Report. The staff recommendation will be available about a week before the meeting.

Name: TED CLIFFORD
Address: 18617 Inlet View Dr Chugiak AK 99567
Local Description: E15N R1W S22 E2 LT 7
Comments: with 2 elementary already on Birchwood Loop and space
existing on Birchwood Loop with lack of potential housing growth I
think S. Birchwood Loop/Dotie's Drive is not a very wise choice.
Powder Ridge area has a much higher growth rate and seems to be
growing and more suitable and functional choice. I hope some common
sense and logic show that Dotie's is not a good choice for
another elementary school.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7921

051-312-21-000
NEWBURY ANN
PO BOX 772101
EAGLE RIVER, AK 99577

PRE-SORTED
FIRST CLASS



FIRST CLASS MAIL

\$ 00.41

MAILED FROM ZIP CODE 99577

RECEIVED

SEP 22 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

NOTICE OF PUBLIC HEARING - - Monday, October 04, 2010

Planning Dept Case Number ~~77422010-1127~~ 2010-112



The Municipality of Anchorage Planning and Zoning Commission and the Anchorage School Board will consider the following in a joint public hearing:

PZC Case No: 2010-112
Petitioner: Anchorage School District
Request: School Site Selection for a Chugiak-Eagle River Area Elementary School
Community Councils: Birchwood, Chugiak, Eagle River, Eagle River Valley, South Fork Eagle River

The Anchorage Planning and Zoning Commission will hold a joint public hearing with the Anchorage School Board on the site selection for a Chugiak-Eagle River area elementary school on Monday, October 4, 2010, at 6:30 p.m. The meeting will be held in the Board Room at the Education Center of the Anchorage School District located at 5530 E. Northern Lights Boulevard in Anchorage.

The three sites being considered are:

- Yes* • **Old Glenn 770:** Currently zoned PC, a 24.1-acre site consisting of 5 parcels, T15N R1W Sec 20, Lots 12, 13, 14, 18, & 19; generally located west of the Old Glenn Highway between South Birchwood Loop and North Birchwood Loop, north of the Fire Station, about 2 miles south of Chugiak Elementary School.
- No* • **Powder Ridge:** Currently zoned PC, a 15-acre portion within Powder Ridge, Tract 40-A, Development area H; generally located west of the Glenn Highway, about one mile south of Birchwood Elementary School. *marshy*
- No* • **S. Birchwood Loop/Dotie's Drive:** Currently zoned R-6, a 15-acre portion within T15N R1W Sec 17, N2, N of Glenn Highway; generally located southeast of South Birchwood Loop Road and Dotie's Drive intersection and west of the Glenn Highway. *marshy*

The Zoning Ordinance requires that you be sent notice because you *is within the vicinity of the petition area.* This will be the only public hearing before the Planning and Zoning Commission *ted to attend and present testimony, if you so desire.*

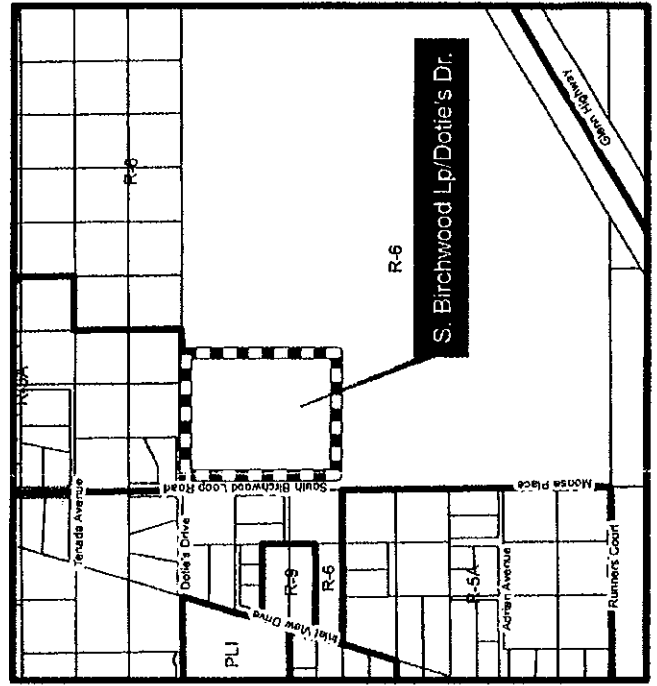
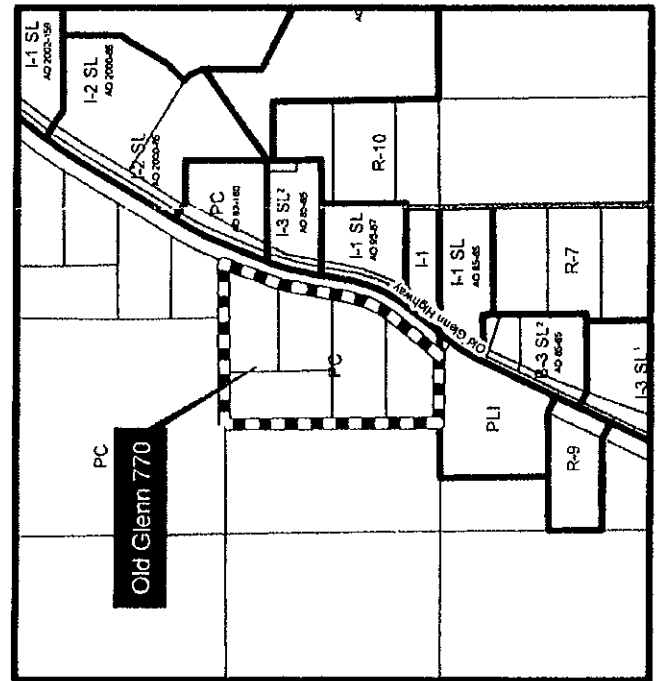
If you would like to comment, this form may be used for your convenience. Comments may be submitted in any of the following ways: (1) by mail to Planning Department, Municipality of Anchorage, P.O. Box 196650, Anchorage, AK 99519-6650; (2) by FAX to 343-7927; or (3) by hand delivery to the Planning Department in the Planning and Development Center at 4700 Elmore Road, Anchorage. Comments may also be provided by testimony in person at the meeting or through the Planning Department's *Cases Online* website at <http://munimaps.muni.org/planning/home3.htm> (insert case number 2010-112). The current case information may be viewed at the above website by selecting *Staff Report*. The staff recommendation will be available about a week before the meeting.



Name: Ann L. Newbury
Address: PO Box 772101, Eagle River, AK. 99577
Legal Description: Sec 25, R2W, T15N
Comments:

An elementary school should be within walking distance of kids being served. There are no houses on the Powder Ridge site yet. Also, it is a little close to Birchwood Elementary. The site near Dotie's Rd is along a twisty road. The old Glenn 770 site is probably the best ground as well as closest to serving population and easiest for busing. Thank you.

The map displays the Powder Ridge area with several labeled development areas and property boundaries. Key features include:

- Development Area E:** Located on the left side, containing a large area labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it.
- Development Area F:** A central area labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it, and "Development Area F" written vertically to its left.
- Development Area G:** A small area at the bottom center labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it, and "Development Area G" written vertically to its right.
- Development Area J:** Located on the right side, containing an area labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it, and "Development Area J" written vertically to its right.
- Development Area C:** Located at the top left, containing an area labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it, and "Development Area C" written vertically to its left.
- Development Area D:** Located at the bottom, containing an area labeled "PC" with "AQ 2000-1435-1" and "AQ 2000-1435-2" below it, and "Development Area D" written vertically to its right.
- Other Labels:** "R-2", "R-2A", "James Valley", "Blue Spruce Lane", "West Lake Ridge Drive", "Glenn Highway", "Terrace Lane", "Husky Steel", and "Powder Ridge" (in a large black box).



Flood Limits
 100 Year
 500 Year

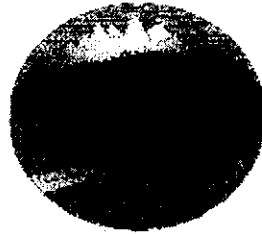
Additional Comments Received

October 4, 2010

**PZC Case 2010-112
Chugiak-Eagle River Area
School Site Selection**

Officers (Term-yr)

Pres. - Michael Foster 696-6200 (09/10)
V. Pres. - Michael Melick 696-7904 (09/10)
Sec. - Brian Fay 694-3293 (09/10)
Treas. - Vacant (10/11)



Directors (Term-yr)

Norm Hood (10/11)
Vacant (10/11)
Vacant (10/11)

EAGLE RIVER COMMUNITY COUNCIL
13135 Old Glenn Hwy., Suite 200
EAGLE RIVER, ALASKA 99577

September 14, 2010

The Honorable Dan Sullivan
Mayor of Anchorage
Municipality of Anchorage
632 West 6th Avenue
Anchorage, Alaska 99501

Resolution No. 10-01
Eagle River Elementary School Site Selection

Dear Mayor Sullivan:

On September 9th, the Eagle River Community Council (ERCC) passed the following resolution in support of the Anchorage School District Eagle River Elementary School Site Selection – Powder Ridge.

Be it resolved that the Eagle River Community Council unanimously supports the Anchorage School District's selection of the new Eagle River Elementary School Site described as: Powder Ridge, currently zoned PC, a 15-acre portion within Powder Ridge, Tract 40-A, development area H, generally located west of the Glenn Highway, about one mile south of Birchwood Elementary School.

If you have any questions or need additional information, please don't hesitate to contact me at (907) 696-6200.

Sincerely,

Eagle River Community Council

A handwritten signature in black ink, appearing to read "Michael L. Foster", written over a horizontal line.

Michael L. Foster
President

Cc: Anchorage School District, Mike Abbott
Planning and Zoning

19213 Sprucecrest Dr
Chugiak, AK 99567
907-688-4321 (PH)
907-688-7526 (FX)
barb@mtaonline.net (email)

**Birchwood
Community Council**

To:

Planning Dept

From:

Birchwood Council, via the Chair

Fax:

Your fax at 343 7927

Pages:

Including cover, 2 pages

Phone:**Date:**

September 24, 2010

Re:

P&Z Case No. 2007-112

cc:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Attached are the council comments regarding selection of an elementary school site by the ASD.

We also question the planning dept statement in the notice that the affected zoning for this site is a combination of PC & R6. We do not believe that is accurate, having reviewed the Master Plan for Eklutna, Inc's Tract 40A.

Bobbi Wells, Chair

688 4321

Birchwood Community Council**19213 Sprucecrest Drive
Chugiak, Alaska 99567****RECEIVED**

SEP 24 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Sept 24, 2010

RE: Case No. 2007-112 before a combined ASD/P&Z Board
Regarding ASD's site selection for an elementary school in the C-ER community

Birchwood Community Council, at their regular advertised monthly meeting on September 22, 2010 reviewed the ASD site selection packet, reviewing the suitability of all 5 potential sites, as well as the Tract 40A selection.

We agree with the ASD selection of the 15 acre site within Eklutna, Inc's Tract 40A for the sum of \$775,000.00. With Mr Abbott and Mr Arnesen both present to respond to questions, the members were emphatic that they would pull their approval of this purchase if it involved in any way, for whatever reason, the approximately eight acre site owned by HLB located in the SE corner of the NW quarter of Section 25. Both involved parties assured the membership that the eight acres would not be involved, in any way or form, in the purchase of the Tract 40A school site selection.

The membership's questions centered on the actual development of the school site, except for the above selection/purchase caveat. Some of those questions involved initial and secondary access roads to the developed site to assure that existing Birchwood neighborhoods would not be intruded upon, whether a "Slow School Zone" would be required on that portion of Terrace Lane, footprint and height of the elementary school, and conditions that ASD would consider prior to planning to construct the school.

The membership found the report/analysis prepared by CRW to be thorough and comprehensive and they agree with the verbally expressed reasons for rejecting other potential sites. Should selection of this site change, instead focusing upon the Dottie Drive site, this council would request that the ASD come back before this council for approval.

Respectfully submitted,



Bobbi Wells, Chair
Birchwood Community Council

*Suzanne DeCino
16609 Yellowstone Circle
Eagle River, AK 99577*

RECEIVED

SEP 28 2010

PLANNING DEPARTMENT

MOA Department of Planning
Zoning and Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

RE: Case No. 2010-112
Site Selection for a Public School

I am in support of the purchase of a site for an Elementary School in the Eagle River/Chugiak Area. If the community is going to need an Elementary School in the years ahead it is proper planning to make the purchase of the land at this time.

However, I disagree with the purchase of the Powder Ridge site without a commitment from the Eklutna Inc. (the seller of the site) that the seller will extend the utilities by a certain time. I am concerned that without that commitment the School District, and the MOA taxpayers by default, will have to absorb the high expense of extending the water main, the sanitary sewer, power, gas, etc.

The time for extension of the utilities must be at least five years before the School District estimates the School must be constructed.

Should the seller object to that condition, then the seller must make suitable space available at no cost to the School District to construct a septic system and a well site to serve the School. If no adequate space is available adjacent to the School site, then the proposed School site should not be purchased.

Sincerely,



Suzanne DeCino

Submittal

Cover Letter

Ray Amsden, Anchorage School District
August 17, 2010

Document

Chugiak-Eagle River Elementary School Site Selection
Level 1 and Level 2 Analysis
July 2010
by CRW Engineering Group, LLC



Anchorage School District
Educating All Students for Success in Life

ANCHORAGE SCHOOL DISTRICT
Facilities Department
1301 Labar Street
Anchorage, Alaska 99515
Phone: (907) 348-5156
Fax: (907) 348-5227

August 17, 2010

Jerry Weaver
Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK 99519-6650

RE: Chugiak-Eagle River Area Elementary School Site Selection Study

Dear Mr. Weaver,

The Anchorage School District (District) is pleased to submit the Chugiak-Eagle River Area Elementary School Site Selection Report for review and recommendation by the Planning & Zoning Commission and Anchorage School District Board during a joint public hearing in accordance with Title 21.15.015 – Public Facility Site Plan Review. It is the District's recommendation that the Powder Ridge site is selected as a future elementary school site in the Chugiak-Eagle River area.

Background

A capital improvement bond was approved in 1997 which included funds to acquire school sites for Muldoon Area Middle School (now Nicholas J. Begich Middle School) and Chugiak-Eagle River area. The Muldoon Area Middle School site was purchased in 2003. Funding was allocated in December 2009 by the School Board to acquire a Chugiak-Eagle River area elementary school site.

The Municipality of Anchorage (MOA) completed the updated Chugiak-Eagle River Area Comprehensive Plan in 2006. This plan identified potential areas for future elementary school sites including a site that had been reserved as part of the Eklutna Powder Reserve Development through the Planned Community (PC) Master Planning process. The District's Demographer has used the updated comprehensive plan, factoring in area population growth. Projections based on these planned developments show a need to house approximately 500 to 700 additional students. A standard 26 classroom school will house 550 students and should meet the needs of future enrollment when coupled with existing elementary schools.

The district's demographic analysis identified, in general, where in the Chugiak-Eagle River area a future elementary school site would be needed to support the projected growth. The general area was provided to the MOA Heritage Land Bank (HLB). HLB then performed an area wide search to identify potential school sites. This search included reviewing HLB holdings as well as other privately held properties of appropriate size. The outcome of this effort identified five potential sites that, upon initial assessment, could support a future school. This site information was provided to CRW Engineering Group, LLC (CRW) for the formal site engineering analysis. These sites are listed below.

1. Granite/Wilder
2. Chugiak Benefit Association
3. Old Glenn 770

4. Powder Ridge
5. South Birchwood Loop /Dotie's Drive

Site Selection Study Overview

The engineering effort analyzed, evaluated and provided relative rankings on the suitability of potential school sites to include geotechnical, environmental, noise, traffic, utilities and site utilization & development factors.

A two step process was used to efficiently and economically complete the site investigation and engineering analysis. Level 1 evaluated all five sites objectively against standard evaluation criteria to determine if a potential site was suitable. At the completion of the Level 1 evaluation two sites, the Granite/Wilder and Chugiak Benefit Association were determined not to be suitable for development primarily due to site accessibility, historical buildings concerns and close proximity to the existing Chugiak Elementary School. The Level 2 analysis was completed on the remaining three sites which included detailed site field investigations, geotechnical soil borings, phase 1 environmental assessment & noise study, preliminary traffic impact analysis, and preliminary elementary school program fit analysis with estimated cost of anticipated site development. The remaining three sites are owned by Eklutna, Inc.

The engineering analysis concluded that all three sites are suitable for development of an elementary school and there were only minor differences between the sites. In general the Powder Ridge is a relatively flat site for development but has not been platted. The Old Glenn 770 would be the least costly site to develop but would need to be rezoned to permit development of a school, requires a minor phase two environmental study and is a significantly sloped site. Lastly the South Birchwood Loop/Dotie's Drive is a relatively flat site with good existing road access but it is the most costly site to develop and will likely require the long term use of onsite septic and well systems. A weighted relative ranking matrix was developed to identify the most suitable site from an engineering criteria perspective only. The matrix was developed on key site selection criteria. A maximum of 90 points was possible in the analysis. The following table provides the relative ranking of the sites based on engineering analysis. Please refer to the Chugiak-Eagle River Elementary School Site Selection final document dated July, 2010 for more detailed evaluation information.

Rank	Site Description	Points
1	Powder Ridge ¹	71
2	Old Glenn 770 ²	67/61
3	South Birchwood Loop/Dotie's Dr. ^{1,3}	63

1: The evaluated parcels of land are not platted parcels. Platting will be required to complete the acquisition.

2: The Old Glenn 770 site was evaluated twice depending upon how the site access would impact its development. It was assumed that access to the Old Glenn 770 site would be provided in conjunction with any future residential development. The higher score is based on the assumption that there would be a residential development to the west and access to the site would be from that direction. The lower score assumes access to the site would be the Old Glenn Highway and that site development would be constrained by the steep gradients on the site.

3: Public water and sewer utilities service is not anticipated by currently adopted plans. Anticipate use of on-site well and septic systems.

District Recommendation

As previously stated, any of the three Level 2 sites will support a new elementary school in the search area; however, the District concludes that, in the near future, the Powder Ridge development will be completed

and generate the most students sooner. Eklutna's present development plans are to build out the Powder Ridge development first followed by Old Glenn 770 as future demand requires. The area surrounding the Birchwood site is least likely to develop with any significantly increased densities greater than what exist today and growth will occur more as infill of vacant properties limiting the growth over time. The area is outside of any current utilities infrastructure development plans. The recommended site is also consistent with the goals and objectives outlined in the Eagle River-Chugiak Comprehensive Plan Update 2006.

Public Facilities and Services Goal

Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.

Objectives

- a. Reserve suitable sites for public facilities and services in a timely manner.
- b. Ensure that adequate land and easements for public facilities are provided during development.
- c. Coordinate and ensure consistent application of population projections and growth assumptions used by the Municipality's various agencies and departments for community planning, and utility, facility and service planning, including projections used by the Anchorage School District for school facility planning.

Education Goal

Ensure that adequate school facilities are available when and where they are needed.

Objectives

- a. Based on long-term enrollment projections and the location of future residential growth, continue to coordinate with the Anchorage School District to identify potential school sites and select and acquire suitable sites in advance of actual need.
- b. Ensure that school site selection, design and construction do not adversely impact the surrounding community.

The community has expressed a desire to acquire an elementary school site in the Chugiak-Eagle River area for a number of years now. The District believes moving forward at this time is an appropriate action and will result in acquiring a quality site by taking advantage of the broader selection of sites available today while also taking advantage of the lower pre-development real estate values.

The District hereby authorizes CRW Engineering Group, LLC to act as our agent in regard to the site selection approval process. Please do not hesitate to contact me or Wende Wilber at CRW Engineering Group with any questions.

Thank you for your assistance and I look forward to working with you during the approval process.

Sincerely,



Ray Amsden
Director of Facilities

Attachments: Chugiak-Eagle River Elementary School Site Selection Final Document, July 2010

CHUGIAK-EAGLE RIVER ELEMENTARY SCHOOL SITE SELECTION

Level 1 and Level 2 Analysis



Final July 2010

Content ID: 009586**Type:** AR_AllOther - All Other ResolutionsA RESOLUTION RECOMMENDING SELECTION OF A SITE IN THE
CHUGIAK-EAGLE RIVER AREA FOR AN ELEMENTARY SCHOOL,**Title:** CONSISTING OF AN APPROXIMATE 15-ACRE PORTION WITHIN POWDER
RIDGE SUBDIVISION, TRACT 40-A, GENERALLY LOCATED WEST OF THE
GLENN HIGHWAY AND TERRACE LANE.**Author:** pruittns**Initiating
Dept:** Planning**Description:** Chugiak-Eagle River School Site Selection for an elementary school in Powder
Ridge Subdivision, Tract 40-A**Keywords:** Chugiak-Eagle River School Site Selection**Date
Prepared:** 11/2/10 4:49 PM**Director
Name:** Jerry T. Weaver, Jr.**Assembly
Meeting Date:** 11/9/10**Public
Hearing Date:** 11/23/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	11/5/10 9:29 AM	Exit	Joy Maglaqui	Public	009586
MuniManager_SubWorkflow	11/5/10 9:29 AM	Approve	Joy Maglaqui	Public	009586
CFO_SubWorkflow	11/4/10 2:46 PM	Approve	Lucinda Mahoney	Public	009586
CFO_SubWorkflow	11/3/10 3:51 PM	Checkin	Nina Pruitt	Public	009586
Commun_Dev_SubWorkflow	11/2/10 5:03 PM	Approve	Jerry Weaver Jr.	Public	009586
Planning_SubWorkflow	11/2/10 5:02 PM	Approve	Jerry Weaver Jr.	Public	009586
AllOtherARWorkflow	11/2/10 4:53 PM	Checkin	Susan Perry	Public	009586