

ANCHORAGE SCHOOL BOARD/PLANNING & ZONING COMMISSION
JOINT MEETING MINUTES
DECEMBER 13, 2001

1. CALL TO ORDER

The meeting was convened 6:45 p.m. by School Board President, Peggy Robinson, in the Anchorage School District School Board Room 4600 DeBarr Avenue.

2. ROLL CALL

Commission Members Present: Daphne Brown, Dwayne Adams, Esther Cox, Toni Jones, Don Karabelnikoff, Nancy Killoran, Kenneth Klein, and Henry Penney.

Commission Members Not Present: Thomas Klinkner (excused)

School Board Members Present: Peggy Robinson, Harriet Drummond, Rita Holthouse, Debbie Ossiander, Tim Steele, and Jake Metcalfe.

School Board Members Absent: Dave Werdal

Others Present: Carol Comeau, Superintendent, George Vakalis, Assistant Superintendent, Support Services; Pat McDowell, Assistant Superintendent, Instruction; Janet Stokesbary; Gail Opalinski, Executive Director, Middle School; Mike Henry, Executive Director, Secondary Schools; Ray Amsden, Director, Facilities; Cathy Hammond, MOA Senior Planner; Mike Price; Robin Siegfried, School Board Secretary; and other interested persons.

3. PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance to the Flag.

4. WORK SESSION

Presentation:

Cathy Hammond, Senior Planner with the Municipal Planning Department, presented an overview of the Muldoon Middle

School/Community Center School Site Selection Study. The study area that was defined was the Glenn highway at the north, Boniface Parkway on the west, Tudor Rd on the south and the Fort Richardson Military Reservation on the east. The six sites evaluated in the area are Site A – a 28-acre site known as the Alaska Greenhouse property on the east side of Muldoon; Site B – 32 acres in the western portion of the Alaska Village Mobile Home Park on Debarr Road; Site C and D are located at the north end of the study area along the Glenn Highway Frontage Rd. (D is on Turpin Street and C is on the west side of D.) Sites E1 and E2 are overlapping sites on the property that is across the street from Alaska Village Mobile Home Park. E2 is about 40 acres and E1 is about 34 acres.)

Site B is the recommended site. It is centrally located, well located to serve the population; the site is level and soils are good for building foundations; it has good access for vehicles, pedestrians and transit users; good opportunities for solar exposure and views; all utilities are available. Some of the concerns are related to potential environmental contamination, the removal of the remaining mobile homes on the property, and the fact that there is a community well and a private sewer line on the site and these issues have to be resolved. Site E1 is a comparable option. However, some of the drawbacks are that it has not been made available to the city or school district for acquisition at this point and there is also potential environmental contamination. Regarding the issues with Site A – the shape of the site is not conducive to maximizing the shared uses on the property. There is a lot of fill on the site that adds to the high site development cost. There is also an access problem. On Sites C and D, the problems are location and access issues. There are also extensive waterline extensions required. There are also concerns about environmental contamination. Elmendorf has identified the sites as affected by their accident potential zones. With Site E2 – there is an existing business on it and the Phase 1 environmental assessment identified a high potential for environmental contamination. Because of its I-1 zoning, it had the highest acquisition cost assessment. Site B, the recommended site, came in with the lowest overall costs; however, the acquisition cost estimate was based on the residential zoning and it has been marketed as commercial property in the past with a much higher value. The owner is in the process of cleaning up contamination on this site. It is unknown at this point how much, if any, more contamination will be found. It is also recommended that all mobile homes and associated structures and infrastructure be removed from the site by the property owner and it is suggested that site selection approval be contingent on resolution by the property owner of the community well

and private sewer line issue. The developer is proposing to extend water and sewer along an easement on the west boundary of Site B, which would take 30 feet from the site. The Northeast Community Council and Scenic Foothills Community Council both agreed with the recommendation for Site B. The Joint Site Selection Committee also agreed with the recommendation.

Regarding available acquisition funds for the site selection, Ms. Hammond clarified that the MOA currently has \$800,000 approved from a Bond in 2000 with a match of \$343,000, which has not been identified yet. In 1999, there was a \$250,000 Bond approved, which is a total of \$1,050,000. ASD has about \$3 million dollars available for site acquisition that was approved by the State Legislature. ASD currently has in its acquisition fund for sites in Muldoon and Chugiak up to \$2.6 million. The Municipality has also proposed in its current CIP, for 2003, the amount of \$3.45 million (\$1.95 will be a Bond and \$1.5 will be from a State grant.)

Henry Penney questioned why the eastern boundary of Site B needs to be shifted to accommodate the proposed utility easement. It appears on the conceptual site plan that the area would be encumbered predominantly by the track. If it's not impacted by a building, why couldn't those improvements be constructed over an easement? Ms. Hammond stated that the site plan is not final and the committee would like to see the school site exclusive of the 30' easement and AWWU has agreed with that recommendation. Peggy Robinson added that if the track had to be dug up because of the utilities, that would be a cost to the district.

5. PUBLIC HEARING ON SITE SELECTION FOR MULDOON MIDDLE SCHOOL/COMMUNITY CENTER

No public testimony.

6. CONSENT AGENDA

For Action - Planning and Zoning Commission

Muldoon Middle School/ Community Center Site Selection, Case 2001-203

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 facility in the Muldoon area that will include a middle school, a community/recreation center, and a branch library.

Six site options were evaluated in the site selection study. Based on available information and current circumstances, a site in the Alaska Village Mobile Home Park on DeBarr Road, identified as Site B in the study, is recommended as the preferred option.

ACTION:

Moved by Dwayne Adams
seconded by Henry Penney

For selection of Site B subject to three staff conditions as shown on Page 43 and further denoted in the recommendation's second page.

Dwayne Adams stated that of the five other sites shown, two of them (Sites C and D) pose serious soils problems as well as safety considerations. Site A provides serious restrictions with respect to the layout that would be required, as well as soils, leaving Site B, Sites E1 and E2 as under consideration. Mr. Adams further stated that he feels E2 is pretty much ruled out as a result of a potential for contamination, leaving Site E1. Because of E1's layout, it poses some problems with respect to how a site or buildings and facilities might be configured. There is also some consideration with respect to the ability to maintain areas that might not be easily seen from other portions of the site. Many of the physical education facilities would be remote from the building and hard to supervise. Site B provides good soils and some flexibility with respect to how it might be laid out. There is some opportunity to accommodate different layouts regarding how it might be configured with respect to the town center plan. Both Sites E1 and Site B are highly favorable with respect to their relationship to the proposed town center plan. However, Site B, because of its flexibility, the good soils, and the site attribute with respect to the property layout, is the preferable site and he suggests that Site B be approved.

The Planning and Zoning Commission unanimously approved Site B.

For Action - Anchorage School Board

It is the Administration's recommendation that the School Board approve the selection of Site B, identified in the Muldoon Middle School/Community Center Site Selection Study dated November 2001 for a New Muldoon Middle School and Community Center. It is further recommended that each of the conditions identified by the Municipal Planning Department be resolved prior to acquisition.

ACTION:

Moved by Debbie Ossiander to approve Memorandum #148
seconded by Harriet Drummond

Harriet Drummond thanked the members of the Middle School Site Selection Committee. Peggy Robinson agreed with Ms. Drummond's comments and appreciated everyone's support.

VOTE

Ayes: Ossiander, Steele, Holthouse,
Robinson, Drummond, Metcalfe

Nays:

Absent: Werdal

MOTION PASSED

8. ADJOURNMENT

The Joint School Board/Planning & Zoning Commission Meeting of December 13, 2001, was unanimously adjourned at 7:15 p.m.

Peggy Robinson, President
Anchorage School Board

Harriet Drummond, Clerk
Anchorage School Board

Date Minutes Approved