

South Anchorage Area High School
Project No. 1399/2.1.2

Building Design Committee Meeting Summary

April 04, 2001, 3:30 p.m., Goldenview Middle School

Attendees: Tony Bennett, Turnagain View Estates
Kathy Burgess
Shirley Coulson, Bear Valley PTA
Cyd Duffin, Chugiak AP
Steve Gillette, Elmore Road, Project Mgr., MOA-DPW
Donna Kleppin
Angela Kuentzel, Huffman/O'Malley CC
Gale Light
Pamela Lloyd
Brian Looney, Elmore Road, CRW Engineering Group
Roger Mechon
Guy Okada, Dimond High School
Pat Podvin, Service High School
Mary Rasmussen, Mears/Dimond
Marianne See, State of AK DEC and Parent
Sam Struempler, Service High School
Jan Thompson, Dimond High School and Parent

Rob Balivet, ASD
Esther Cox, ASD
Steve Kalmas, ASD
David Rein, ASD

Elise Huggins, Earthscape

Sean Boily, ECI/Hyer
Judie Bunkers, ECI/Hyer
Greg Frosberg, ECI/Hyer
Terry Hyer, ECI/Hyer
Mary Knopf, ECI/Hyer
Jon Steele, ECI/Hyer
Maggie Sutton, ECI/Hyer

General

This meeting was held to update the Building Design Committee of milestones the project design team has met and the development of the design that has occurred since the last meeting with this group. The presentation of the building design focused on exterior and interior materials that have been chosen for the project. The meeting was also intended to address outstanding site issues

regarding pedestrian access, treatment of the site perimeter, i.e. fencing, and to present the proposed option for routing the electrical utility to the site.

Topics

1. Jon Steele, ECI/Hyer, began the meeting with a review of the activities that have taken place since the last meeting of this group, prior to completing the design development submittal.
2. Numerous meetings, presentations and approvals have taken place including:
 - a. Rezone hearings with the Municipal Assembly. The result is rezoning the school site to PLI zoning district making it possible to incorporate multiple vehicular access points to the site from Elmore Road.
 2. A presentation of the site/landscape design to the UDC (Urban Design Committee) in early March where the design received a positive response.
 3. A review of the DD Submittal in mid-March with Olympic Assoc, a Seattle firm selected by the Anchorage School District to perform value engineering services. They have reviewed the documents and provided opinions for improvements in value and function. These results are being considered by the design team.
 4. Meetings were held with the Lajos Heder and Mags Harries, the lead artists chosen for the 1% for Art portion of the project. They visited the site and met with the design team, the 1% for Art jury, the student government advisory board and representatives from the school district. They will develop an "Idea Book" based on these meetings and impressions.
3. The design team has responded to the 500-plus review comments put forth by the Anchorage School District following the DD Submittal. There are currently about 100 items still under consideration. Ongoing meetings will be held with the Municipality of Anchorage Building Safety Department and Anchorage Fire Department to update their knowledge of the project and resolve any building code issues.
4. Terry Hyer, ECI/Hyer, addressed the group, acknowledging their input and support. He stressed the continued enthusiasm of the design team in working on this project.
5. Greg Frosberg, ECI/Hyer, presented physical material samples and virtual 3D imagery of the building exterior. He stated the design intentions of using materials in their natural hues such as ground faced masonry, metal panels and aluminum window framing. He also addressed some of the landscaping materials included in the exterior

images. He introduced the concept of using two tones of metal siding as opposed to the one light color that was proposed in earlier schemes.

6. The following questions and comments were generated from Greg's presentation:
 1. Will there be a problem with glare of light reflecting on the metal siding material? Greg Frosberg responded that the use of a darker panel will significantly reduce this problem, but there probably would be some glare associated with the lighter metal panels and glazing.
 2. Esther Cox inquired and it was confirmed that the profiled panels will be installed with a vertical orientation.
 3. There was a question of cost associated with maintaining the metal panels and the cost of protecting them from vandalism; this discussion led to concern about durability of the panel and its resistance to impact and abuse. Greg Frosberg responded. A heavy gauge is specified for the profile panel to lessen possible damage from impact. There is a sealer, Duranar XL, specified for the metal panels that assists in protecting them from permanent damage due to vandalism. The panels can be replaced individually should one be damaged beyond repair. The design team will re-address the current use of metal panel close to the ground at the east entry.
 4. A similar concern regarding graffiti was directed to the use of concrete block. A response was given siting the use of unpainted, ground faced block and the possibility of including an additive in the concrete to decrease its porosity and the application of a sealer that will repel marking from paint.
7. Mary Knopf, ECI/Hyer, presented the concept for the color scheme of finishes for the interior of the building. This scheme proposes the use of warm colors on the north side of the building due to its shaded orientation, and cool colors on the south side countering its exposure to generous amounts of sunlight. Each of the academic houses has been given an accent color that will promote its identity and placement in the building. Mary presented finish material samples and virtual imagery supporting this scheme. The presentation was divided into areas of the building; Administration/Library, Career Cluster, Commons/Auditeria, the Gymnasium, the Academic Houses, rest rooms. As with the exterior materials, finishes have been chosen for the quality they have in their natural state such as wood, concrete block, concrete fiber wall panels. Other materials, like the concrete on the floor will be stained to enhance its natural beauty.

Mary noted the project goal of incorporating finish materials that support Green Design wherever possible.

8. The following questions and comments were generated from Mary's presentation:
 1. The area shown above the lockers in the corridor of the academic house is a surface painted in the accent color of that house. Will this finish be an appropriate surface for the inevitable application of tape and other adhesives for posting banners, etc.? The design team responded by citing the available, tackable wall surfaces in the adjacent large group instruction area. The current method of lighting the corridor was reviewed, pointing out that one of the wall surfaces above the lockers will not be available. The ability of the paint product to accept and cleanly release tape and adhesives will be looked into further.
 2. A comment was made to maximize the tackable wall surfaces in the classrooms. Mary Knopf responded that currently, with the glazing, white board and casework provided, there is one wall available to finish with tackable surface material. The design team will look into the possibility of having a tackable surface finish on the moveable partition wall although cost is a factor.
 3. A comment was made regarding the accent colors chosen for the academic houses. The two shades of blue are not distinct enough. All these colors should also be reviewed by a color blind person to verify that they can distinguish between them.
 4. Concern was stated for wear on the stained concrete in the academic house. Mary Knopf responded that the design currently specifies an integrally colored concrete that has an applied stain. This application is used in anticipation of wear on the stained surface.
 5. A comment was directed to the design team commending them on the use of sustainable materials.
 6. A comment was made in support for the use of patterned carpets.
 7. As to the use of a bright orange accent on the duct work in the gymnasium, one comment was made that it was too bright (it should be one of the school colors or a neutral color). An additional comment was made that the bright color was very much appreciated. Mary Knopf responded that indeed, the accent colors for the gymnasium could be changed to the school colors if they are selected before the design is implemented. She also pointed out that the rendering probably gives more attention

to the orange than the space would really impart given the other elements that will be in the gym.

8. A comment was made that all Anchorage high schools display the mascots and logos of the teams they compete with in their gymnasiums. Would we be providing space for these team boards? Have we considered options for displaying championship banners? Jon Steele inquired if these mascot boards were ever suspended from the ceiling or structure in other schools. The response was no, but some schools have them mounted on the wall and at others it is painted on the wall. Mary Knopf pointed out the display of banners hung on the railings at the track level would often occur.
9. A comment was directed to wood base material being used below the lockers. The wood base used at Ballard High looks nice but shows a lot of dents from impact of the floor maintenance machinery. Greg Frosberg responded that the base material is wood that will be installed with a metal shoe to protect it from impact. He also noted that a recessed rubber base may be used below the lockers.
10. A comment was made by a woman who had visited Norway and had a positive response to the extensive use of automatic sliding doors in schools and public buildings. Would we consider the use of this type of door for the entries of SAAHS? Jon Steele responded that automatic sliding doors require a high level of maintenance and in emergencies where automatic power is lost require a breakaway panel; this type of emergency solution may invite tampering. The design team did agree to further consider or explore existing uses of this type of door.

BREAK

9. Jon Steele gave a brief site plan overview as introduction to discussing pedestrian and vehicular access. He restated the recent approval of the site re-zone to PLI-SL, permitting the two vehicular access points off of Elmore Road. He directed the discussion towards pedestrian access pointing out the trails on site in the current design and the two legs of the trails that offer on-site access from the surrounding neighborhood. One of these points is located near the center of the south boundary, the other is at the southwest edge. There will be a multi-use, paved, lit trail along the west side of Elmore Road between Huffman and DeArmoun. Jon presented a broad scale map of the site in its surrounding area, emphasizing the 1.5 mile radius from which future students would be

expected to walk to the school. Due to its rural nature, in much of this area, sidewalks, curb and gutter do not exist, creating potential safety hazards for pedestrian routes. Leyden Drive does not and most likely will not have a sidewalk. It was put forth by Jon that the design team and Steve Kalmas, who represents transportation design for the district, are considering the appropriateness of providing a pedestrian access point from the north to limit the distance that would have to be traveled on roads with no sidewalks. Many responses and questions were generated by this introduction:

1. Comment: The best condition for people walking to a school is a lighted sidewalk with a berm.
2. Angela Kuentzel, Huffman/O'Malley Community Council, commented that the neighborhood is opposed to a pedestrian access point on the North boundary. She stated that there is already a problem with safety for pedestrians on Leyden Drive and with the school introducing more traffic, this problem will escalate. She pointed out a perceived violation of a law in place for the area (the Hillside Management Plan), wherein development must strive to achieve minimum impact.
3. Jon Steele noted that bussing of students coming from the neighborhoods directly north, due to any unsafe walking routes to walk to the school, would have to be reviewed and evaluated by the district.
4. Many comments were made in support of a pedestrian access point from the north a summary of which was iterated by Esther Cox. She stated the assumption that any pedestrian coming to the site will take the straightest route. They will create their own paths if one is not provided therefore why not prepare for this inevitability and create a lit, safe and convenient point of access.
5. A question was put to Jon Steele: How do you envision access, a gate in a fence or something else? Jon Steele responded that currently the design includes no fencing, having the perimeter buffers instead. Fencing could cause problems with moose that travel the site being diverted through the surrounding neighborhoods or being trapped within the site. An access would be more subtle in design, the intention of bringing it up was to try and get input from neighbors and the committee.
6. Angela Kuentzel wondered if this issue couldn't be coordinated with a neighborhood proposal to limit traffic on Leyden Drive to those who live on those parcels. Pushing for pedestrian access could strengthen the argument to limit traffic and vice versa. It

was informally agreed that this coordination may be a possible. A middle May date for the next municipal meeting to address Leyden Drive was announced.

7. Steve Kalmas suggested there could be ways of redirecting higher speed traffic off of Leyden by creating cul de sacs. Others chimed in with possibilities like lowering the speed limit and adding stop signs at intersections.
 8. A comment was made that even if a change was not made to limit and slow traffic on Leyden, it was critical for the safety of students and neighbors to provide safe access off Leyden to keep people from walking in the road and protect the vegetation that would ultimately be traveled over by pedestrians creating their own paths through the buffer.
 9. Possibilities of creating access points further west toward the intersection of Pintail and Leyden were discussed.
 10. A question was raised about the extent to which Elmore Road will be developed. Since Goldenview will be a major feeder school, does it make sense to extend the road as far south as Rabbit Creek Road? Response was that the current Elmore Road design extends from Huffman to DeArmoun. Extending Elmore to Rabbit Creek is under discussion but planning status is not known.
10. Jon Steele forwarded the topic of site boundaries and their treatment for discussion. He mentioned that the previously proposed buffers have been approved with the site re-zone to PLI-SL. The question was how to treat west, southwest, and south site boundaries considering the current status of fences and thoroughfares between the adjacent developed parcels and the site. Four of the bordering parcels are not developed and have no fences. Of the remaining developed parcels, 12 do not have fences, the rest currently do have some form of fence. Jon questioned the method of coming to a conclusion about this issue. Was it appropriate to approach the neighboring land owners and, with their input, come to a resolution. The following responses were generated by this proposal:
1. A comment was made that they liked the idea of contacting and dealing with the people who owned the property about this issue. Also stated was strong opposition to a double fence, one private and one on the school property back to back; this creates “No man’s land,” bad for the school.
 2. Jon responded with a question, Where should the new fence be constructed? On the private property or the school property?

Who should be responsible for cost of building and maintaining the fence?

3. A comment followed that due to the finite budget, and being that it is not really a safety issue, it would be wrong to take money from the project to build fences. Also brought up was the moose problem, again saying that the animal perceives the fence as a barrier and could react violently in an encounter with a person if it were stuck between the person and the fence. This brought up the issue of lighting the points of access to the site so that people can see what is up ahead and do not encounter a moose in the dark by surprise.
 4. Jon pointed out that in trying to limit the impact on the neighborhood, some of the trails are lit and some are not.
 5. Tony Bennett, an adjacent property owner said he is one of the 12 neighbors currently without a fence between his land and the school property. They have a lot of moose moving through their yard and enjoy the current view. He believes it will be a challenge to get the neighbors to respond and suggested sending a letter to all the owners of adjacent property, whether they have a fence or not. This letter should include suggestions or options from the design team so that an interest would be developed and possible consensus towards treatment of that edge be reached. This neighbor also noted the current popular use of the access point to the site on the southwest edge and suggested some type of lighting be provided there.
11. Jon Steele directed the discussion towards the routing of the electrical utility at this point. He pointed out that the utility will need to make a connection to the west and south of the site. The question of a route for this utility was the matter at hand. Jon put forth two options. The first took place as straight lines along the north and east edges and would potentially disturb a great deal of the existing vegetation left in-place inboard of the buffer. The second option was to re-use the existing perimeter utility easement along the south, southwest and west edge. Jon announced that it should be made clear to the property owners near the northwest corner of the site that the utility will extend through the existing easement on their property. The following are questions and comments generated by this introduction:
1. Rob Balivet proposed a third option that would take the utility from the southeast corner to the west part way and then diagonally across the site to the north edge and west from there. Jon Steele responded that this route could cause some difficulty

in construction coordination by crossing areas landscape or hard surface site development. Also if the utility had to access the buried line the expense to replace the disturbed areas would be significant.

2. A question was raised as to the extent of replanting that would be done after routing the utility? Jon Steele responded that as far as the electric utility was concerned it meant only replanting the vegetation that was disturbed, not necessarily any enhancement of the existing condition.
3. This led to a neighbor's comment in regard to access to replanting other vegetation on the site that will be disturbed in the grading and construction of the site and building. He thought that neighbors having the opportunity to replant some of these trees would be a great idea. Some of the trees that will be disturbed are of substantial size and should be replanted in other areas of the site.
4. Another comment was made that in relaying the utility, some of the existing neighbors fences could be at a risk and may have to be rebuilt, this is connected to the earlier discussion and could be one of the issues brought up in that correspondence with adjacent property owners.
5. A neighbor comment: it could be the case that the existing utility route is on the neighbor's side of the property line. Jon responded that this would have to be looked into. There is an utility easement either side of the property line and two utility routes could be side by side.

MEETING CLOSED 6:45 PM