

**University Community Council Minutes**  
**March 6, 2012 – 7:00 pm**

**Call to Order**

Meeting called to order by Vice-Chair Shanna Mall at 7:00 pm.

**Board Members**

- Board members present were: Shanna Mall and Patty Williams.
- Absent were: Robert McClung and Barbara Garner, Susan Klein, and Mary Lu Harle.

**Welcome - Shanna Mall, UACC Vice President**

- Welcomed everyone and introduced Scott Johannes, Criterion owner, who introduced his team:
  - Criterion - Kyle Scalts, Project Manager, and La Quita Chmielowski, Civil Engineer
  - Kinney Engineering, LLC (TIA) - Randy Kinney, Traffic Engineer
  - Rim Architects – Molly Logelin, Krista Phillips, and Michael Fredricks

**Richard Benavides, Facilitator**

- Announced some ground rules for discussion.
  - Asked people to raise their hands if they wished to speak. Richard will write down their names and call on them in order.

**Presentations by Criterion Team With Visual Aids**

- Scott Johannes – We were hired two years ago and looked for a place to build the school. We found the property, and developed a facility to fit on the site. Molly will discuss the architecture.
- Molly Logelin - It's a two story building with 8 classrooms. It will have more space than at the current location. There will be one and a half stories with one main corridor, and an elevator to the higher level. Both floors have restrooms. There is a staff room and lots of windows.
- Randy Kinney – We must meet the Title 21 requirements for parking. Currently there is no sidewalk. They can add a sidewalk in the future should they wish to. Gave an overview of the Traffic Impact Analysis (TIA) that was done.
  - We looked at Wesleyan and Bryn Mawr and Wesleyan and Northern Lights and also at the impact in the neighborhood.
  - The original number was 180 students. That number has been revised to 240 students. We are doing a new analysis based on the 240 figure.
  - The front of the school originally faced east. It is now facing east and north as well. There is more space for dropping off and picking up students.
  - There is an acceptable impact on Northern Lights and Wesleyan. The backup is 250 feet now, and could be up to 300 feet.
  - We hope that we are dealing with cooperation – people letting others in and out.

**Question and Answer Session**

- Joanne Kell – If the TIA is revised due to the change in the number of students, will the municipality have to approve it again? Response – yes.
- Joanne Kell - Will that delay the start date? Response – no, there will not be a great enough change in the TIA. It still falls within the minimum requirements.

- Question about parking spaces. Response – we are required to have 47 parking spaces. We have 78. Parking spaces are driven by the building size, not the number of students.
- Question – do you show where the cars will park if there is a whole school event, on a Saturday, for instance? Response – that is not required.
- Amber Huling – Question about parking at events.
  - Shanna explained alternatives that parents can use so that they don't cause parking problems (park at College Gate, East High, etc.). She stated that parents do car pool and there are sibling groups.
  - Amber Huling expressed concern about parents parking in the cul de sac and blocking traffic.
- Mike Fredricks - The property is zoned R 3. Title 21 lists what is allowed in R3. Elementary, charter, and private schools are allowed.
- Sara - asked about the hours of operation. Shanna - currently from 8:30 to 3:30 every day except Thursday, when the hours are 8:30 to 12:30. Kindergarten gets out at 12:30 every day. We can be flexible. We can change the hours
- Rosemary – I did not attend the last meeting (expressed apology if she is repeating something). At an earlier meeting there was discussion of having parents turn right on Wesleyan.
  - Shanna - I said that and I was wrong. We can't do that.
- Discussion of how long people have to wait to get out (Bryn Mawr to Wesleyan, and Wesleyan to Northern Lights).
  - Comment from Winterberry parent – We carpool. There are siblings. There are alternative ways to get to school. It's not 249 cars with one person in each car.
  - Larry – why can't they come in on Bryn Mawr and exit on Northern Lights? Northern Lights Boulevard is a state road. We would have to write a letter to the state if we wanted to do that.
- Mike – When was the original TIA done? How was it done?
  - Response – December, 2011. It is based on the traffic parameters and the school data. We superimpose the school data on the traffic data. We observe. We forecast traffic into the future for the next 10 years so that the procedure evaluates the safety impacts and determines that they are within an acceptable limit. We count over a full day –usually at the peak hours (7-9 am, 2-3 pm and in the evening).
- Question – who in the traffic department determines if a TIA is acceptable? Response – Stephanie Mormilo.
  - They checked in the TIA report for some additional information. Richard suggested that they provide the UACC with a copy of that page.
- Mike – Can the UACC request a new traffic study? Response – yes.
- Melissa - some factors have not been brought up -the buildup of cars along Northern Lights. It is risky turning into Wesleyan, and then making an immediate turn on Bryn Mawr, with cars on your tail as you drive in. That's a dicey corner. In two kinds of weather we need to count and see how long the wait is.
- Suggestion that the school poll their parents regarding how they come into the neighborhood.
- Comment – there are multiple problems - snow in winter making roads more narrow, and traffic on Northern Lights backing up where people turn into UAA.
- Question about exiting via College Alps. Response – no. that is not possible. There has to be a turning radius for emergency vehicles.
- Eric - mentioned the possibility of using the utility easement.

- Russ – we want to stop the project and if that’s not possible, then we want to find an acceptable compromise. Someone said that APU won’t help us. I don’t accept this. Urged that we contact the city and APU and push for what we want. The reason this is happening is because of Title 21. People need to attend the Title 21 hearings.
- Steve – I’m an architect. When a condo was proposed years ago I stood on the corner and counted the cars. 6-12 cars got through between 8:30 and 8:45. Expressed concern about adding more cars. Mentioned the East High traffic.
  - Said that Winterberry School has an agreement with APU regarding physical education. Shanna clarified that there is no agreement with APU. The school will use the public trails accessible to all.
  - Steve stated that there ultimately will be condos. In 10-25 years the school will be out of business and there will be condos.
- Joanne Kell – expressed concern about the increase in students. Kyle Scalis, from Criterion said that they adjusted the number to 246 children in grades K-8.
- Amber Huling – asked where an addition would go if they decided to expand the school. Response – there are no plans to increase. They can’t go to grades 9-12.
- Rosemary – they are leasing for 15 years with the option to buy. The school will be non-profit.
- Richard Benavides – There are two schools of thought – stop the school and an acceptable compromise.
- Question - can they exit the school by Mills Drive? Response – no
- Comment - Carolyn Tuovinen – Everyone living in the UACC Area doesn’t oppose the school. There are people in the area who support it.
- Jill - It sounds like it’s a done deal. What will it look like when they start construction?
  - Response. On April 1<sup>st</sup> we will begin pushing snow so a road can go through. We will be working from 7am to 6:00 pm. We will use water to keep the dust down and will follow the municipal code. There will be a 4 month period. You won’t see the construction from Bryn Mawr. We have worked on various sites all over Alaska.
- Russ Kell – will the school postpone for one year? Response – no.
- Mary Meade, Supervisor of charter schools for Anchorage School District:
  - Charter schools are authorized by the school district. We have more regulations than many states do for these schools. In the past 15 years, ASD has closed 2 charter schools.
  - All 8 charter schools in various stages of their 10 year charter. That is the maximum allowed.
  - They all have a healthy enrollment and have a very good relationship with the school board.
  - They get the same funding as other schools except that they don’t get funds for transportation or food. They have complete control of their budget. The governing body gets together with me and with budget people from ASD. The majority of their funds go to pay teachers. This is public money and it is carefully monitored.
  - Question – is it an ASD facility? Response – ASD approves the lease. Winterberry School leases the property. Winterberry is a 501C3 corporation. Their rent is 300 thousand a year.
- Mike Abbott, Assistant Superintendent of Schools for ASD:
  - The district will make a commitment for the lease for the term of the charter school. No financial commitments beyond the length of the charter schools.
  - The Winterberry Parents’ Guild has a 15 year lease-purchase agreement. This is a legal arrangement. They are taking a risk.

- Russ Kell - asked about funding being for 2 years. Response – one year. We have hundreds of contracts and they are all subject to financing review.
- Joanne Kell - the Winterberry school terminates in 2018 and they can apply during the last year? Response – they can apply for a 10 year charter at any time. That's an arrangement between the school and ASD.
- Joanne Kell – they wouldn't need a new contract? Response (Mary Mead) – The state requires a contract, but they don't require a new contract, just that they be notified of any changes.
- Russ Kell – we should contact the state and the legislators to get what we want.
- Oona Martin – Identified herself as a prospective parent at Winterberry who lives in the neighborhood. I support the school. An acceptable compromise would be to avoid excess trips at the Wesleyan intersection, and to ask the school to work with parents to meet a specific number of trips (quota). This would not apply to me. I plan to walk.
- Eric – I'm not against the school – the concern is traffic. Property values will drop.
- Gordon Jones – I live on Wesleyan. We were one of the first families at Winterberry. Urged people to think back (to the Baker days). If we had inexpensive condos there we'd have noise, boom boxes, screech of tires etc. If we don't have Winterberry School we will have cheap condos.
- Richard Benavides – We need to wrap it up.
- Amber Huling – asked a question about traffic. Response by traffic engineer – Parents will come in drop of their children at the door, circle round and go out. Drop off in the morning will be faster than pick up in the afternoon. We estimate about 100 cars. There will be fewer cars in the afternoon. There are 60 spaces on site for parents and 30-40 cars can stack up at curbside.
- Melissa (teacher at Denali School) I would like to second Mr.Jones. This is a good neighborhood. I know that a compromise is possible. The school can adjust their hours and we can get school zone signage.
- Amber Huling - Asked about time frame for new TIA and when the project will get started. Response – Construction will begin on April 1<sup>st</sup>.
- Question to Stephanie Mormillo about time frame for TIA. Stephanie – it will be expedited. It will be done in 2 to 3 weeks.
- Joanne Kell – When construction is started, what hours will they work? Response - 7 am to 6 pm Monday – Saturday. It will be completed by August 1<sup>st</sup>.
- Joanne Kell – asked if they are aware of the fire hydrant's location. Response – they are aware and it will be moved.
- Shanna Mall – announced that there are 3 positions on the Winterberry board open to a representative from Glenn Alps, Bryn Mawr Condos and UACC. Our regular monthly UACC meeting is tomorrow night at 7 pm.

### **Adjournment**

Meeting adjourned by Shanna Mall.

Submitted by Carolyn Tuovinen  
Acting Secretary, University Area Community Council