

A South Addition Community Council
Resolution Calling for the Rejection of Inlet View Elementary School Replacement
Design and the Reconvening of the Building Design Committee.

October 28, 2021

Whereas, Anchorage is a relatively young city, just over 100 years old; and

Whereas, the Inlet View Neighborhood is one of the city’s oldest neighborhoods, with mature landscaping and adjacent houses built and oriented to take advantage of Inlet View Elementary’s current building layout and park-like unobstructed schoolyard; and

Whereas, the Municipality of Anchorage has adopted a number of land use policies and goals to protect the existing character of neighborhoods and improve citizens’ quality of life; and

Whereas, the 2040 Land Use Plan (LUP) seeks to “Preserve, accommodate and contribute to the character, scale and identity of established neighborhoods”; and

Whereas, the Anchorage Original Neighborhoods Historic Preservation Plan states: In South Addition, “New construction should reinforce existing scale and character”; and

Whereas, the Anchorage School District in the Educational Specifications for an Elementary School requires that school design be “sensitive to the neighborhood scale and context”; and

Whereas the Anchorage School District in the Educational Specifications for an Elementary School requires that school design be guided by principles of “Northern Design” including optimizing solar orientation; and

Whereas, the removal of mature trees harms the character of the neighborhood and the proposed design violates the intent of Title 21 Section 7 to preserve mature landscaping; and

Whereas, the Anchorage School District’s current replacement design of Inlet view Elementary School places a much 35 foot tall, two-story school on the south end of the site, that shades the playground and the multi-purpose field during the school day in winter; and

Whereas, the 37.5 foot two-story design, counting the required 2.5' of needed fill, is not compatible with the neighborhood design, orientation and maximum building height of 30' for all the adjacent properties;

Whereas, the proposed two-story, single elevator design, fails to “consider equitable access of all school facilities, beyond ADA’s minimum standards” and “be accessible for all”, as stated in the Anchorage School District Educational Specifications for an Elementary School. There were several single-story design options not adopted by the Building Design Committee that had none of the obvious accessibility challenges associated with a two-story design; and

Whereas, the proposed design creates blind spots behind the school and does not allow for an all-neighborhood view for safety, as the current school does; and

Whereas, the proposed parking lots are much larger than necessary (257% increase in parking spots), ignore the pedestrian nature of the neighborhood and cause three unnecessary pedestrian crossing points within the main parking lot;

Whereas, the main proposed parking lot for parent drop-off and pick-up, exits on a recently narrowed neighborhood one-way road, four car lengths from a stop sign, and nine car lengths from a traffic light intersection with a main arterial roadway. It can be reasonably expected given the proposed capacity of the replacement school, there will be 150-250 cars dropping off and picking up in a 5-10 minute window in the morning and afternoon. According to the Anchorage Municipal Traffic Impact Analysis Policy, any parking lot exit that expects to have more than 100 vehicles exiting over an hour, requires an analysis be performed. This has not been completed prior to the proposed plan being adopted; and

Whereas, the main proposed parking lot entrance and exit will create two new driveways in close proximity to the existing 13th and Inlet Pl. intersection. This is contrary to the Anchorage Municipal Traffic Impact Analysis Policy that states: “Every effort should be made to align driveways as well as minimize the number of driveways for the development”; and

Whereas, the current proposed plan fails to adhere to the will and intent of the Anchorage voters that approved the 2020 ASD \$3.3 million bond that reads: “Design funding to replace Inlet View Elementary School including the demolition of the existing building and the construction of a new school on the existing site”; and

Whereas, the ASD developed and approved the replacement plan and relocation without South Addition Community Council input; and

Whereas, the ASD developed and approved the replacement plan and relocation without adjacent, impacted neighbor input; therefore be it

Resolved, That, the South Addition Community Council,

1. Reject the currently proposed Inlet View Elementary School replacement design, with its south-end building site and its 85 car parking lots; and
2. Support reconvening a diverse and widely representative Building Design Committee, to include immediate neighbors affected by Inlet View Elementary School's height increase, potential building site change and parking lot layout and design; and
3. Supports keeping the replacement Inlet View School on the current north site with the preference of a single story replacement design, that is sensitive to the neighborhood scale and character that will complement, not dominate the neighborhood; and
4. Support keeping Inlet View Elementary School at the north end of the site.

Approved/Rejected by a vote of:

Signed:

Date: