

Seafarer Loop

From: Landon, Heath E. <LandonHE@ci.anchorage.ak.us>
Sent: Saturday, November 03, 2012 4:32 PM
To: 'Rabbit Creek'; !MAS Assembly Members
Cc: Michelle Ritter; Seafarers Loop Neighborhood; John Weddleton
Subject: RE: FS 9 RCCC Concerns

Honorable Members of the Anchorage Assembly, Honorable Members of the Rabbit Creek Community Council and others:

Thank you for the opportunity to address the concerns expressed in the letter from the Rabbit Creek Community Council to The Assembly dated October 17, 2012.

Item #1:

The Parks and Recreation Commission passed Resolution No. 2012-08 in support of the site selection study following public testimony and deliberation on October 11, 2012. The Commissioners specifically noted in their deliberation, this is NOT a precedent setting decision. They further approved the resolution in support with the following recommendations to mitigate potential impact from the proposed development and loss of park area.

1. The area to be designated for fire station development may be up to two (2) acres; provided, the proposed site plan shall minimize the area needed, and shall be subject to Parks and Recreation Commission review.
2. As part of the project, in cooperation with the neighborhood and Parks and Recreation Department, identify and provide amenities such as access and connectivity improvements including trails and lighting where beneficial and appropriate.
3. With appropriate architectural and site planning, design and construct facilities and site improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and visually enhance neighborhood character.
4. Secure formal dedication as appropriate for the remainder of Rabbit Creek Park to confirm the park's long-term status in the community.
5. Assist in maintaining the park by contributing to recommended wildfire prevention measures.

Item #2:

The Proposed/Recommended Site #19 picks up approximately 700 households currently outside ANY 4-minute response time coverage. Approximately 75% of those households are within the Rabbit Creek Community Council area. The recommended location also has minimal overlap with the Fire Station #10 4-minute coverage area. Additionally, Site #19 puts Fire Station #9 in an improved position to provide back-up to Fire Station #10 where inclement weather and challenging road conditions are more difficult on a consistent basis.

Item #3:

As I understand, the potential closure of Fire Station #15 has been currently been taken off the table. The proposed/recommended Site #19 allows the resources for Fire Station #15 to be utilized much more efficiently. Currently, the 4-minute response coverage areas for the existing Fire Station #9 and Fire Station #15 have considerable overlap, resulting in inefficiencies at Fire Station #15.

Item #4:

Communication and the Parks and Recreation Commission resolution of support have all indicated the intent to officially dedicate the remaining approximately 7 acres as park.

Item #5:

As I recall, the testimony before the Rabbit Creek Community Council indicated the “conceptual” drawing showed approximately 1.5 acres, but the proposed fire station should be able to be developed with 2 acres or less. Our intent is to minimize the footprint and ultimately the overall development size. Additionally, the Parks and Recreation Commission noted a limit of 2 acres and retaining as much vegetation as possible providing adequate buffers as minimum recommendations to their resolution of support. Our goal is to provide the greatest buffer possible to minimize any effects to nearby residents.

Item #6:

I would respectfully present the recommendations of the Parks and Recreation Commissions resolution discussed above along with the intent to officially dedicate the remain approximately 7 acres as mitigation of the potential impact from the proposed development and loss of land used as park. While the actual building has not been designed, the intent is for the station to have a more residential feel to blend in architecturally with the surrounding neighborhood. Site visits to observe both drop-off and pick-up show school traffic did not backup on Lake Otis Parkway. With the help of existing one-way school signage the majority of the school traffic appears to travel down Lake Otis Parkway, turning left into the school parking lot and exiting the school on the opposite side of the parking lot onto the Brayton Drive, the frontage road along Seward Highway. There are currently no indications of upgrades needed at the intersection of Lake Otis Parkway and DeArmoun Road.

Item #7:

Site #18 does not appear to meet the criteria of two elements set forth in the Site Selection Study, “Availability of Utilities” and “Acquisition/Development Cost”. The partial estimated development cost for Site #18 is more than \$3.1 million, including only excavation, water and sewer. The funds available for the proposed new station are \$6 million. The estimated cost of a new Fire Station #9 is approximately \$5.7 million. Therefore, Site #18 is cost prohibitive. While I am unaware of the specific value for the existing Fire Station #9 it is unlikely the funds would offset the substantial development costs for Site #18.

Respectfully,

Heath Landon, Project Manager

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Sent: Friday, October 19, 2012 1:24 PM

To: !MAS Assembly Members

Cc: Landon, Heath E.; Michelle Ritter; Seafarers Loop Neighborhood; John Weddleton

Subject: FS 9 RCCC Concerns