

## Cost Considerations

Although the investment at the Mt. Yenlo site would be higher than the cost of development at the other two sites under consideration, the cost would serve the dual purpose of providing a new capital city and providing the opportunity to bring development to the rich land west of the Susitna River.

The absence of private and borough land in the area surrounding the 100 square mile boundary gives the state not only more flexibility in planning, but also means there is more land for the state to sell or lease to the private sector.

On page 10 you will find a comparative cost chart estimating the total construction costs required to build a complete new capital city at Mt. Yenlo. The figures represent the amounts of money that could be spent by all sectors based on a construction schedule spread over a 12 year period beginning in 1978 and continuing through 1990. The Relocation Initiative states that the move shall begin by 1980 and the committee concluded that it would take approximately ten years to reach a population of 25,000 projected to occupy the new city by 1990.

The state's share of these costs are only a portion of the total. The state is expected to pay for its own construction (shown on the chart as State Government). Additionally, the state currently pays 50% of secondary school and 100% of community college construction, 12.5% of sewer and water distribution and 25% of water source and sewage disposal. The state normally does not pay any portion of private facilities. Under the Site Specific Costs, the state pays 12% of highway construction and 15% of an airport. The balance of the costs in these areas are usually paid for by a combination of private, federal, and municipal funds. Rail and power connections are usually paid for by the federal government or the private sector.

Due to the uniqueness of the project, the state's portion of construction costs could be higher than the current allocations as shown on page 10, due to necessity to assume a greater share of construction costs, or could be lower based on construction by other parties and offsetting revenues from sale and/or lease of land.

(Please see page 10 for comparative cost charts)

## Wildlife

The Mt. Yenlo site is a moose habitat, although there are no significant calving grounds in the immediate area. There is also a large black bear population and some denning areas within and adjacent to the site.

Water fowl do not nest in the site but do feed and rest in ponds in the area. Local streams support native fish populations; however no salmon spawning is known to occur on the site.



Bears are prevalent in this area.



Mt. Yenlo is a moose habitat.



Float fishing on the nearby Skewitna River.

## MT. YENLO SITE CHARACTERISTICS

### NATURAL FEATURES

Mt. Yenlo  
Yentna River  
Bulchitna Lake  
Lake Creek  
Fish Lakes

### SITE EXPOSURE AND PRINCIPAL VIEWS

South  
Mt. Susitna  
Alaska Range  
Talkeetna Mountains  
Southern Susitna Valley  
Cook Inlet

### CLIMATIC FEATURES

Mean winter temp.: 10°  
Mean summer temp.: 56°  
Annual snowfall: 110 in.

### ROAD DISTANCE IN MILES TO SELECTED ALASKA CITIES

Anchorage 108  
Fairbanks 341  
Juneau 902  
(includes marine miles from  
Haines)  
Valdez 328  
Homer 336

### AIR DISTANCE TO SELECTED ALASKA CITIES AND TOWNS

Anchorage 70  
Fairbanks 225  
Juneau 625  
Sitka 650  
Nome 420  
Ketchikan 769  
Valdez 170  
Homer 460  
Kodiak 295  
Bethel 423  
Barrow 611

### NATURAL RE- SOURCE DEVELOP- MENT POTENTIAL IN AND NEAR SITE

Site could open up presently in-  
accessible land to metal mining,  
oil and gas industries and farm-  
ing and agriculture. Reaction  
potential also high.

### SOIL CONDITIONS (no development limitations)

Glacial till in 90% of develop-  
ment area, 10 feet or more deep  
over bedrock in all places. Good  
conditions for spread footings.

### ELEVATIONS

Within 100 sq. mile area:  
Low = 150 ft. High = 2000 ft.  
Within development site:  
Low = 300 ft. High = 1200 ft.

### SLOPE CONDITIONS (will not inhibit development of roads and buildings)

Overall slope gradients in east-  
ern half of the development area  
are between 3%-5%, in the  
western half slopes between 5%  
and 8%

### HYDROLOGIC CONDITIONS

Small, isolated lakes and wet-  
land areas are easily avoided in  
development of the site

### VEGETATION CONDITIONS

The site has open birch-spruce  
forest decreases in density with  
decreasing elevation. Open  
grassy meadows are found at  
higher elevations

### CONNECTION DISTANCES

Highway: 45 miles  
Railroad: 45 miles  
Power: 60 miles