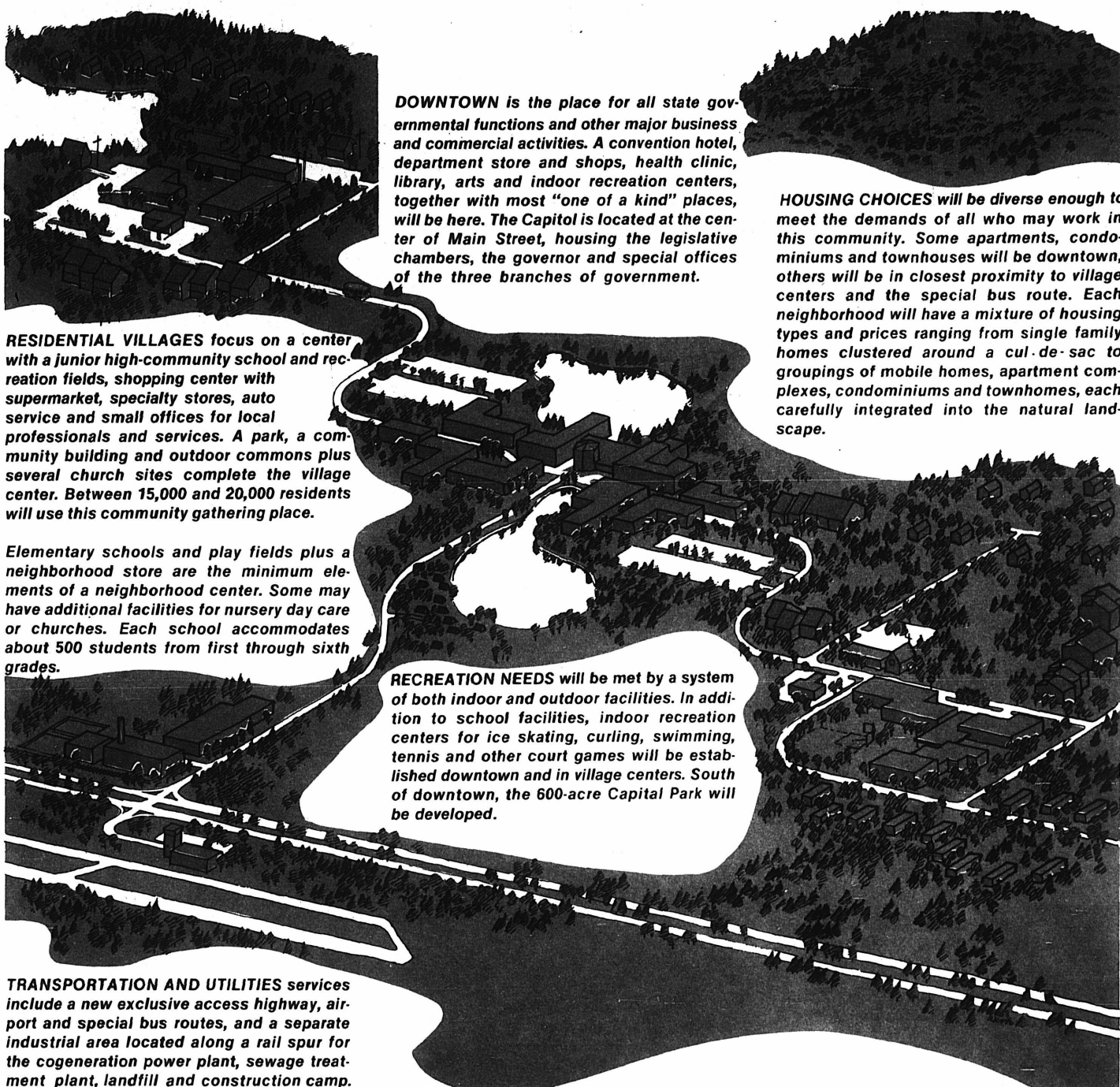


Arranging the pieces helps the city work



DOWNTOWN is the place for all state governmental functions and other major business and commercial activities. A convention hotel, department store and shops, health clinic, library, arts and indoor recreation centers, together with most "one of a kind" places, will be here. The Capitol is located at the center of Main Street, housing the legislative chambers, the governor and special offices of the three branches of government.

RESIDENTIAL VILLAGES focus on a center with a junior high-community school and recreation fields, shopping center with supermarket, specialty stores, auto service and small offices for local professionals and services. A park, a community building and outdoor commons plus several church sites complete the village center. Between 15,000 and 20,000 residents will use this community gathering place.

Elementary schools and play fields plus a neighborhood store are the minimum elements of a neighborhood center. Some may have additional facilities for nursery day care or churches. Each school accommodates about 500 students from first through sixth grades.

RECREATION NEEDS will be met by a system of both indoor and outdoor facilities. In addition to school facilities, indoor recreation centers for ice skating, curling, swimming, tennis and other court games will be established downtown and in village centers. South of downtown, the 600-acre Capital Park will be developed.

HOUSING CHOICES will be diverse enough to meet the demands of all who may work in this community. Some apartments, condominiums and townhouses will be downtown, others will be in closest proximity to village centers and the special bus route. Each neighborhood will have a mixture of housing types and prices ranging from single family homes clustered around a cul-de-sac to groupings of mobile homes, apartment complexes, condominiums and townhomes, each carefully integrated into the natural landscape.

TRANSPORTATION AND UTILITIES services include a new exclusive access highway, airport and special bus routes, and a separate industrial area located along a rail spur for the cogeneration power plant, sewage treatment plant, landfill and construction camp.

The concepts illustrated above were derived from many meetings at which persons involved in all walks of Alaska life participated. The public was asked: Starting as we are, what would you include in the new city? How would you organize facilities to best encourage the evolution of a good community? Who might come to live and work in this new city in order to create a social environment and institutions which will best serve the needs of the people and contribute to individual growth. How can this best exemplify Alaska?

The answers were diverse and are not yet clear. As the development and planning process continues, so, too, will the answering of these questions. Presented here is a framework for the evolution of a city. It is a commitment to certain principles which emerged as important:

- ▶ A strong downtown with a mixture of activities to support each other.
- ▶ Blending of public and private activities.
- ▶ A welcoming city for business trips and tourist visits.
- ▶ The maintenance of a city size suitable for walking between places.
- ▶ Emphasis on accessibility and face-to-face communications.

▶ Use of public transportation as an alternative to dependency on private autos.

▶ Compactness of development for land and energy conservation.

▶ Emphasis on small residential clusters and neighborhoods of mixed housing.

▶ Small schools and local shopping facilities within walking distance.

▶ Community schools which function throughout the day and evenings.

▶ Emphasis on participation in all things not to the exclusion of privacy and individual freedoms.

▶ Trails for moving about on foot, skis and bikes.

By 1994 the New City should be a busy and important center of life in Alaska. About 37,500 people will live here:

Downtown

▶ More than two million sq. ft. of space for state offices, hearing rooms, legislative, laboratory and other central state activities.

▶ A major retail center of 300,000 sq. ft. with a department store, specialty shops.

▶ Convention hotel, motel, hostel and other tourist accommodations, totalling 900 rooms. A total of approximately 300,000 sq. ft. of municipal and federal gov-

ernment and business office space.

▶ Social/recreational facilities such as a performing and visual arts center, museum, library, university extension, family health clinic, six churches, the Wintergarden and indoor recreation center.

Two village centers

▶ About 13 acres of commercial services, including a supermarket, drug/hardware store, small shops, parking, gas station and offices.

▶ A community high school and/or junior high school of 40 acres each.

▶ Two to three churches.

▶ Apartments.

Housing

▶ 1,245 low density single family lots varying in size from one to four acres,

▶ 2,500 medium density single family lots of ¼ acre in size.

▶ 3,740 townhouses and single family homes on small lots clustered in groups

▶ 1,250 mobile homes grouped in small clusters of about seven to the acre and integrated in neighborhoods.

▶ 3,740 apartments with approximately 400 units over shops in the downtown and village centers.