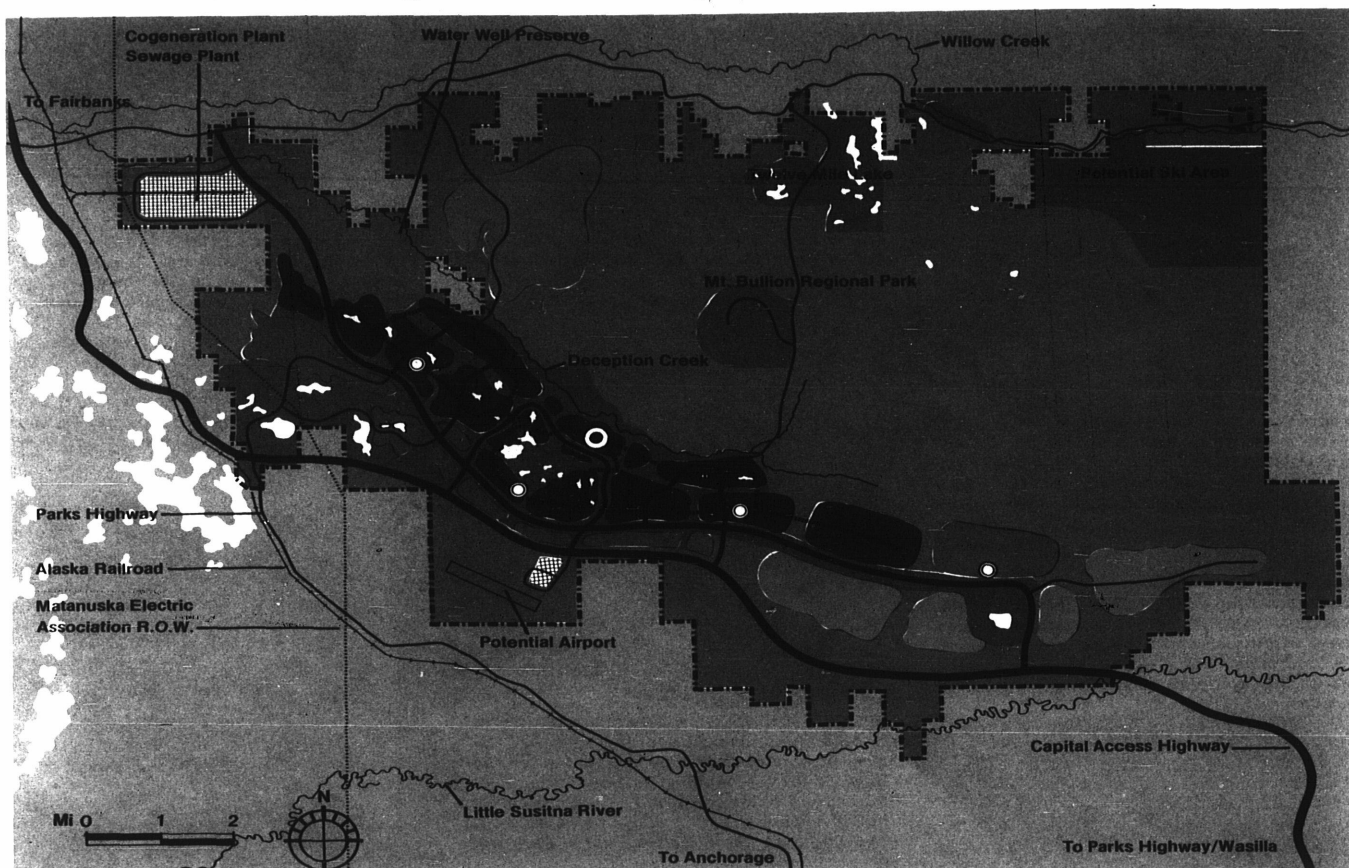













A General Development Plan guides use of the land



This general development plan would establish the basic pattern of land uses to guide development of the New Capital City through initial construction phases to maturity as an independent, functioning community.

-  TRANSIT SERVED HOUSING
(7 Dwelling Units/Acre)
-  MEDIUM DENSITY HOUSING
(1 to 3.5 Dwelling Units/Acre)
-  LOW DENSITY HOUSING
(1 to 3 Acres/Dwelling Unit)
-  TOWN CENTER
-  VILLAGE CENTER
-  INDUSTRIAL
-  TOWN AND REGIONAL PARKS
-  NATURE PRESERVE AND GREENBELT
-  BUSWAY
-  RAILROAD SPUR
-  UTILITY EASEMENT

This general development plan sets forth the concepts for the New Capital City.

After a careful analysis of the entire site (as described on pages 7 and 8), the diagram of the city was fitted to the land. As you read through the following pages, this plan is presented in greater detail. Different elements are enlarged for better understanding; some are illustrated pictorially to represent how the city might unfold as the planning and development process continues.

The legislature can set the development process into motion with acceptance of this plan and adoption of a bill proposed by the New Capital Site Planning Commission. Principal among the elements of this bill is the establishment of the Alaska Capital City Development Corporation, created to replace the commission which prepared this plan and to develop the new city. The bill also would authorize the necessary bond proposals for the November election and operating dollars from the state's general fund.

Among the first next steps in the process would be the refinement and adoption of this general development plan by the Capital Development Corporation (CDC).

The plan should be refined as research and field work on detailed environmental assessments and site development plans are completed.

Necessary permits and approvals must

be obtained from critical state and federal agencies before site preparation and construction can begin. This work should be completed by 1980 to meet the prescribed deadlines.

During this period, the CDC would conduct public hearings throughout the state to present this plan, consider public feedback and confirm or alter the plan. With such a process completed, the plan would be adopted finally by a two-thirds vote of the board of this publicly appointed body. The plan would then become the guide for detailed site development plans to follow. A similar public review process and a two-third vote of the CDC Board would be required if future circumstances warrant significant change in the basic plan as originally adopted.

This land use plan is but a part of the "Detailed Development Plan" as defined by legislative guidelines to the commission, and is fully summarized in the balance of this report.

In addition to this summary, specific elements of the plan are presented in substantial detail as "Background Reports." Those reports are organized into 14 volumes and have been transmitted to the legislature and delivered to public libraries throughout the state. (See page 27 for a list of titles and authors.)