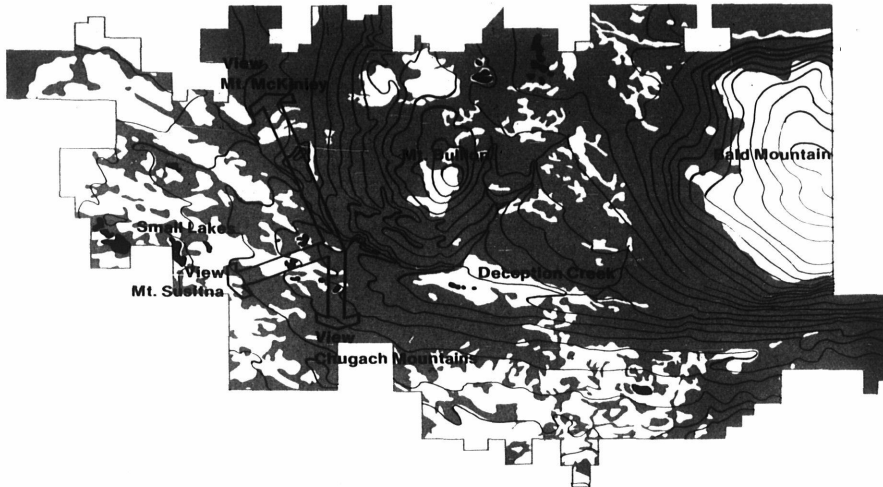


The most desirable townsite was selected



Varied terrain, vegetation and views on the capital site.



Mt. McKinley from above the proposed townsite.



Deception Creek

Numerous studies of the site's natural qualities dictate the best location for building the New Capital City. Only a portion of the entire designated site is necessary to build the city, the balance can be conserved for natural park and recreation use.

To find the most appropriate development areas, a combination of features were considered, including a southwesterly exposure to the sun, a large contiguous area of land suitable for building, proximity to Deception Creek and views of Mt. McKinley, Mt. Susitna and the Chugach Mountains. It also was considered important to select a location easily accessible to the Parks Highway. A broad, irregular plateau about 700 feet above the Susitna Valley floor and wrapping around the slopes of Mt. Bullion finally was chosen.

In addition to location, the town site has a diversity of land forms which give it a special quality. Low rolling hills, broad stream valleys and clear blue lakes contrast with steep banks and occasional rock outcropping which define Deception Creek. Aspen and cottonwood trees grow along the creek; spruce and paper birch cover the hills. It is a site which will establish its own indelible imprint upon the town. In contrast to some towns which spread monotonously across the flat landscape, the New Capital City will have neighborhoods located along ridges, small valleys surrounding lakes or overlooking Deception Creek.

The area to the east and above the town site is easily accessible and will remain restricted to open-space usage. A short drive or hike into this area near Mt. Bullion and the foothills of the Talkeetna Mountains provides a panoramic view of the New Capital City below and the broad Susitna Valley beyond. Opportunities for swimming in upland lakes, or skiing on the north slopes of Bald Mountain are also available within the capital site.

The plan for the capital represents a contrast between a modern, efficient center for government and the wilderness which is its heritage. Even as development continues beyond the development period described here, fully three-fourths of the capital site will remain open space with only those access corridors and facilities necessary for the needs and enjoyment of area residents.



One of many lakes on the site.