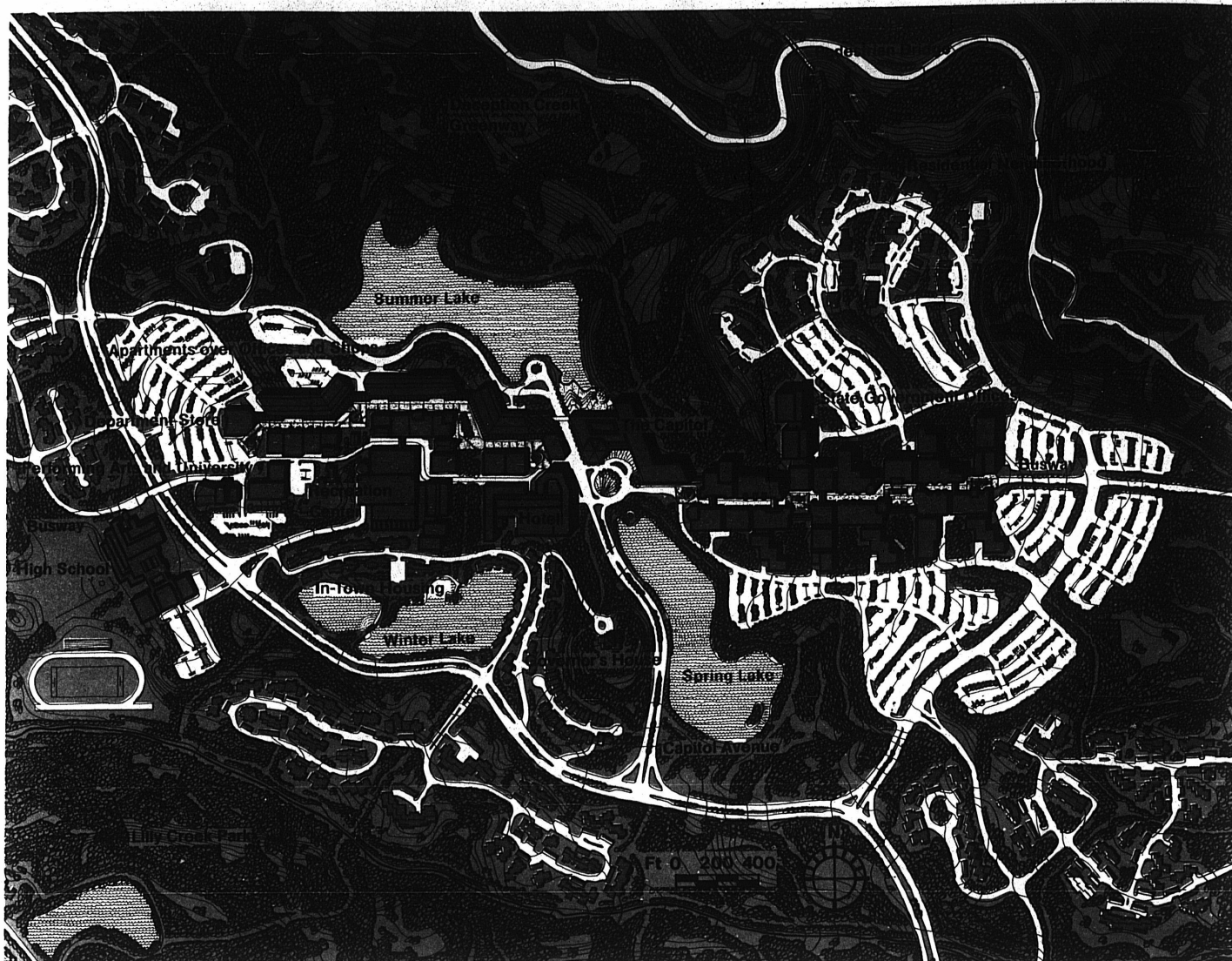


A close-up view of the Downtown



An auto approach to the downtown area of the new city would focus on the Capitol, with Mt. McKinley visible in the background. Most people should use the bus system to commute between home and work. The main street is for pedestrians; a glass arcade lines the sunny side of the street. Parks become one with this man-made street.

This plan of the downtown area illustrates in some detail what it might look like by the year 1994. As if hovering in a helicopter, it is possible to see the roof tops, streets, lakes and tree areas. This illustrative plan would serve as a development guide as each new section of the city is built, either by private or public interests. The Capital City Development Corporation together with that "builder" will select the best site and how to fit effectively into the overall design.

Approaching the city, Capital Avenue connects the access parkway with downtown. At the foot of a natural hillside, the avenue parallels Winter Lake to its right. Arrival is at a turnabout shared by the front door of the Capitol, municipal hall and convention hotel. As a resident or person doing business, auto access would bring you to a street adjacent to your destination for parking. For most residents going to and from work or a shopping trip, the Main Street bus will be an attractive alternative to daily commuting in private vehicles and the need for several cars per family.

Parking will be mostly off the main streets in the city center. In the early years, it all will be in landscaped lots, except for some 300 spaces directly beneath the Capital Commons. As the City grows, buildings will replace some ground level parking and multi-deck structures fitting into the hillside terrain will accommodate additional parking needs. By 1994, 70 per cent of the parking spaces may still be at ground level, 24 per cent in decked structures and six per cent below buildings. Service and emergency vehicles will have direct access to all buildings via side streets.

Activities need to cluster for an effective downtown. Almost all of the special places and activities will be located there. The Capitol is at its center, fronting on Main Street. From this point, government administrative offices extend eastward along the street. Westward from the Capitol are the convention hotel, municipal hall, the great Wintergarden with restaurants and skating rink. Shops, offices and apartments continue to the eastern end of Main Street with a major department store as terminus. Night and weekend activities will keep Main Street full of people and brightly lit from the department store to the Capitol Commons while major offices elsewhere are closed.

Main Street is unique. It is an expression of the natural conditions and climate of the site, and an appropriate technology to this place in Alaska. It will be a comfortable and beautiful street for walking in winter and summer. Most of the shops and "busy" places will line in the north side facing the sun. A glass enclosed arcade will be part of the public street, and shop fronts may open directly to it as in a mall. In the summer, sliding doors will allow the whole area to be open to nature. At select points along the way, buildings will separate to reveal a dramatic view along the narrow creek valley to Mt. McKinley in the background. Trees will make the outside walk pleasant, as will comfortable street lights, benches, sheltered bus stops and other furnishings. Two major openings occur on the south side to let in the low winter sun and where natural woods have been retained to connect with parks leading to the lakes. Along these side parks and streets will be desirable sites for special institutions, churches and apartments. Pedestrians will share Main Street only with the specially designed buses. This two-way bus service connects downtown to the villages beyond. Emergency vehicles also will have access. It is only 1,500 feet from the department store at one end of Main Street to the Capitol located midway in the city core.