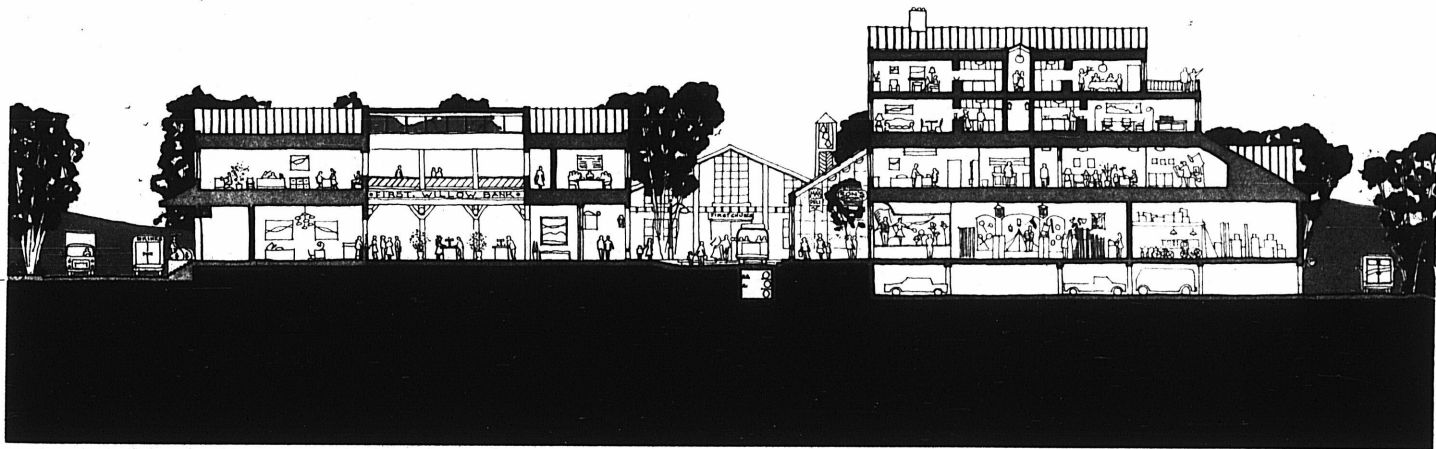




*This view of downtown looks to the south over the man-made Summer Lake. A natural water fed from nearby hills.*



*A slice through Main Street shows how this street works. Buses and pedestrians only are on the street, service vehicles would have access from parallel roads. Apartments or*

*offices could add several floors above shops on the right (north) side of the street, with parking below. The glass arcade would protect the shop fronts facing south. An easily*

*accessible utility tunnel, or utilidor below the street would carry all utilities plus the hot water for building heating.*

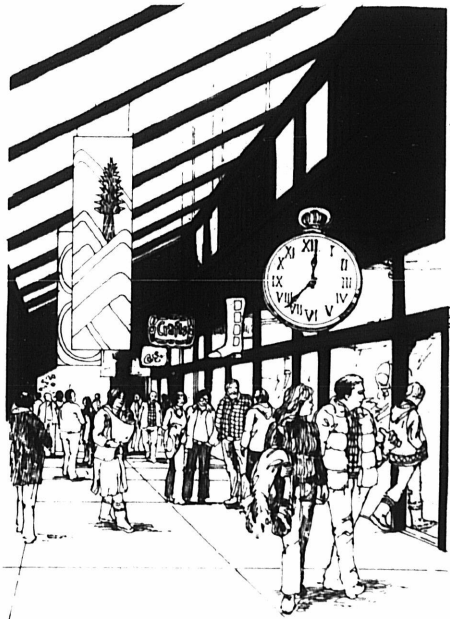
Development will begin with the Capitol, first phase of the hotel, Wintergarden and municipal hall, which may serve as a multi-purpose building. Shops, offices and apartments will follow. Growth of government and private space will be outward from this center. Apartment complexes, condominiums, a motel and churches, all are off Main Street within reach of the major approach roads. The visual and performing arts center is adjacent to the site for a university center, and, across the street from the city's first high school, space for a family multi-purpose indoor recreation center is set behind the hotel and Main Street.

The natural setting of downtown is on a ridge above and parallel to Deception Creek. Kept natural, this stream valley will be an accessible park resource—beginning with the predominant natural area towards Hatcher Pass. Three natural lakes in the downtown area will be enlarged to become part of the city experience, large enough for boating, fishing and the park edges for picnic, jogging, skiing and biking.

Design of the city will include many designers.

It is the nature of this plan that it not be designed all at once and by a select few, regardless of their talents. The plan anticipates the building of the city over a long period of time with many individuals responsible for separate parts. The plan is strong in its basic concepts and the public environments will be landscaped with trees, specially designed lighting, directional graphics and furnishings, sculpture, displays and summer flowers. Behind this public design, each private building may find its own appropriate expression. The public buildings, too, will vary in architectural form as they will in size, purpose and the time of their construction.

A design review process will be established to represent the public interest in the quality of the built environment—not to dictate matters of taste or detail, but to identify the public interest in matters of urban design and to require that individual builders adequately consider the environmental impacts. This process will allow a proper dialogue between the public's interest in the environment and those private rights and interests expressed in individual projects. Such a process should command the best talent and wisdom in the state for its continuing success.



*Shops would concentrate on the sunny (north) side of Main Street. A glass roof and movable panels would keep the atmosphere just right for browsing at all times of the year.*