

A new center for government spawns a city

The planning process for building a new state capital near Willow began in the summer of 1977. Completion of this "Detailed Development Plan" is but one of many milestones to be achieved enroute.

The first critical task for the citizen commission appointed to plan the New Capital City was to identify those functions of state government which are statewide or central in purpose, as opposed to those serving local or regional needs. Today there are some 14,300 positions in state government. Analysis reveals about 3,850 of these are engaged in serving statewide functions. Of these about 3,170 would be relocated—approximately 2,570 from Juneau, 580 from Anchorage and 20 from Fairbanks and elsewhere.

Plans then were developed to move all central government employees and their families to the new capital in a manner causing as little disturbance as possible to the carrying out of the state's day-to-day business. A primary goal of the commission in planning the move was to cause a minimum of harmful economic and social impact to the Matanuska-Susitna Borough and to Juneau where the majority of those workers now reside.

Each worker requires an average work area of some 210 square feet, according to state estimates. Thus, a total of 808,500 square feet of office space would have to be built to relocate these positions to the new capital site near Willow. The relocation of central positions and the building of new government facilities is the starting point of the planning process.

The size of this new seat of government is based on what research shows will be the expanding size of state government through 1994 and beyond. The plan illustrates the facilities and environment required for today's work force and the community needed to support it, with an expected six per cent annual growth rate factor added.

The plan illustrates the setting of a newly relocated government from the time the first phase of the move is scheduled to be completed in 1982 to 1994 when all central positions should be relocated from Juneau and elsewhere. A careful staging of the move is proposed to allow a gradual reduction in force at Juneau (to minimize social and economic impacts) and to allow the new city to be built without the pressures of scarcity and overtime work requirements.

Although the New Capital City would be

developed in stages, it is portrayed here as it may be in 1994 with approximately 8,650 employees serving the needs of an estimated 775,000 Alaskans.

The government center, to be located in the heart of the proposed city, is designed to achieve an effective state government operation and offer easy accessibility to the public.

The state's seat of government should be supported by a city able to meet the needs and desires of workers, residents and visitors alike. The proposed city is designed for a diverse population. To the greatest extent possible, the goals of Alaskans for a new capital city, as expressed during public meetings and through correspondence, are reflected in these plans.

The ideal Alaska city should be a safe place to live, where everyone is welcome. It should be a community that offers a wide choice of homes for all prospective residents; young and old, affluent and lower income families, transients and the established.

Employment should be broadly based and educational opportunities available for all levels of achievement and interest. The city should have adequate health care and social services.

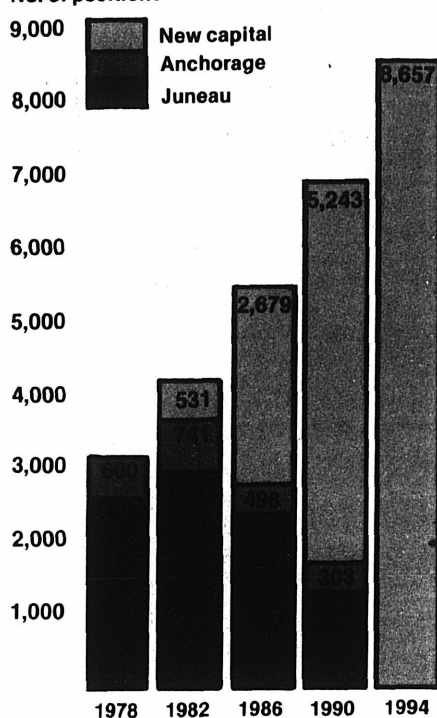
Pollutants should be controlled and the natural environment disturbed as little as possible. It should be humane, bringing people together in work and play.

The new capital is designed to be a complete city with office buildings, shopping centers, hotels, motels, homes, recreation areas, churches, service stations and other urban services.

A small city at first, it would grow rapidly until 1994 when all central government jobs would be relocated. At that time, the pace of growth should slow to that of the region. Development of the town center would accommodate growth in business, entertainment and transient life, while village and neighborhood centers respond to the needs of family and community life. Planning is such that schools, parks, shops, churches and other elements needed to make the new city feel like a city would be in place when early residents arrive, avoiding a construction camp atmosphere.

The New Capital City would be served in the early years by two lanes of an eventual four-lane, divided parkway connecting to Palmer and Anchorage in the south and Fairbanks to the north. An airport is scheduled to be built in phases from general aviation status, through commuter service and, finally, full jet service. It would begin service by the time

No. of positions



Central state positions designated to be at the new capital.

The six per cent annual growth rate projected for state government positions is outlined above, together with the proposed schedule for relocation of central positions to the new state capital.

legislators arrive for their second session in the new capital city.

Every basic government job generates another in education, business, shopping services and other support activities of a capital city. Thus, the planned city would grow from the first 500 workers and their families to move in by 1982 to a projected 5,240 central state employees with a total population of 20,580 by 1990. By 1992, a population of 30,000 would be reached.

Actual relocation of all central positions to the new capital is projected to be completed by 1994. It is this development period which is illustrated and costed in this plan. By 1994, the 8,650 central state positions, combined with other primary and service jobs, would result in an estimated population of 37,500.

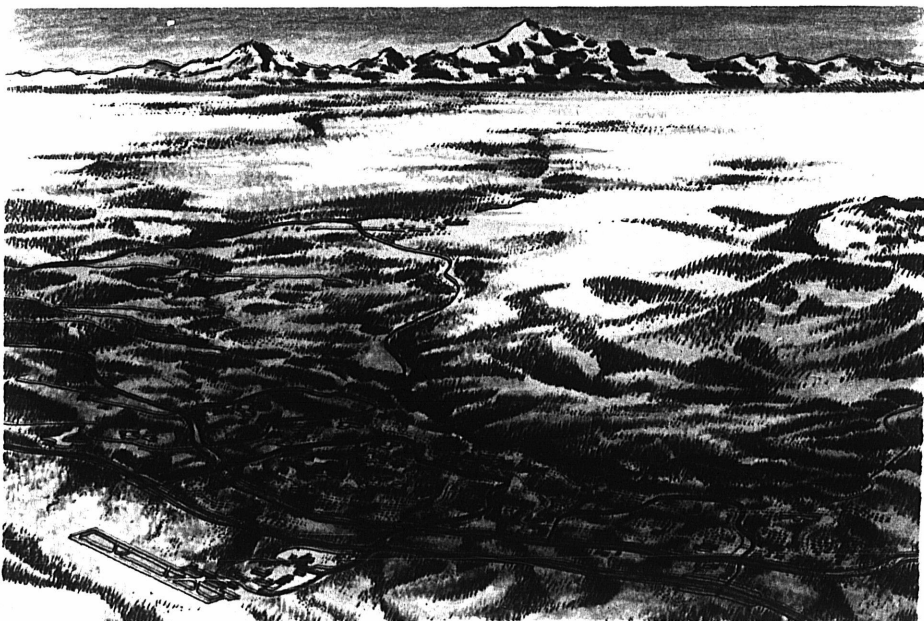
Only 11,000 acres or 17 per cent of the 102-square-mile site would be developed by the move deadline. Of this 2,600 acres are designed for open space uses, fully 24 per cent of the developed area.

Some 7,500 acres of land remain designed for development as the city grows past 1994. Assuming a total number of homes to be 25,000, a population target for the Capital City would be 75,000.

Thus in the proposed townsite area, there would be an average of 1.4 families per acre.

With all of the appropriate land developed as a city including large areas of urban open space, fully 74 square miles of the 102-square-mile capital site remains in its natural condition. This land is proposed to be permanently set aside for regional public parks and recreation areas.

The following pages explain in detail how the proposed city would work, the process of planning, costs, financing methods and how it can be accomplished.



Many parks and greenways would make outdoor recreation close to all homes.