

GENERAL CONSIDERATIONS

CITY OF ANCHORAGE, ALASKA, 5 YEAR CAPITAL IMPROVEMENT PROGRAM
1961-1965

The 5 Year Capital Improvement Program for the City of Anchorage, Alaska, presented in this report is a continuation of local efforts begun in 1958. In that year, the City of Anchorage Planning Commission published The Next Six Years, a capital improvement program for the period 1958-1963. In 1960, the Planning Commission also published their 1960-1961 Capital Improvement Program showing needed improvements and priority lists for public utilities, parks and recreation, and other projects.

In 1960, the City of Anchorage, Alaska, Ordinance No. 1461, Section 2-97 of Chapter 2, as amended, specified that among its other powers and duties, the Planning Commission would:

. . . submit annually to the city manager, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.

Because of the importance of the aforementioned requirement, the City of Anchorage Metropolitan Area General Plan Program included a 20 Year Public Works Plan for the metropolitan area, and a 5 Year Capital Improvement Program for the City "based on the 20 Year Public Works Plan and related data, analysis of immediate needs and fiscal resources, together with financing proposals."

The 5 Year Capital Improvement Program in this report is one of four stages in the development of the 20 Year Public Works Plan for the entire Anchorage Metropolitan Area. The 20 Year Public Works Plan was published as a part of the Anchorage Metropolitan Area General Plan Report. The proposed four stages of development are:

Phase	Planning Period	Metropolitan Area Population
Stage I	1961- <u>1965</u>	105,000
Stage II	1966- <u>1970</u>	135,000
Stage III	1971- <u>1975</u>	170,000
Stage IV	1976- <u>1980</u>	225,000

During these four stages, it is expected that the entire 130 square mile metropolitan area will urbanize to a relatively high degree, with municipal services and facilities being required almost everywhere except possibly in the outlying foothill areas to the east of the City. No attempt has been made to define the limits of the City's corporate growth within this time period or area, although it is assumed that the City will play a leading part in providing the services and facilities needed by the growing population therein.

The 20 Year Public Works Plan represents an estimate of the magnitude of both the cost and value of capital improvements needed throughout the metropolitan area by 1980. These improvements would be financed by a combination of federal, state, city and borough government. It is further assumed that the City of Anchorage will build, on a year to year basis, many of the improvements proposed within the 20 Year Public Works Plan.

That portion of the 20 Year Public Works Plan which could be programmed and financed by the City of Anchorage (within its present or proposed City limits) has been extracted and presented in the form of the City's first stage 5 Year Capital Improvement Program. This program is, in essence, the City's "short range" guide for financing needed improvements within a "long range" context.

Objectives of the 5 Year Capital Improvement Program

1. To provide a basis for the continuing comprehensive evaluation of the City's capital outlay needs in relation to total City and metropolitan area growth.
2. To prevent the possibility of financial crises by promoting fiscal stability, and by having projects properly evaluated for construction when funds become available for use.
3. To prevent duplication, overlapping or omission of important City departmental needs, through a system of review and comparison in relation to the City's General Plan for long term growth.
4. To assure the possibility of obtaining maximum value from every dollar of public money expended for public improvements in the City regardless of the source or agency involved.
5. To implement selected parts of the adopted 1980 General Plan for the metropolitan area.

Assumptions Underlying the 5 Year Capital Improvement Program

The assumptions for the City of Anchorage's 5 Year Capital Improvement Program are implicit in both the 20 Year Public Works Plan and the General Plan for the entire metropolitan area. The 5 Year Capital Improvement Program further assumes:

1. The City of Anchorage will build, on a staged basis, many of the improvements listed in the 20 Year Public Works Plan.
2. The 5 Year Capital Improvement Program will be an important element in City Policy regarding annexation of unincorporated areas and the extension of municipal services thereto.
3. While remaining relatively stable, tax sources and utility rates can vary from present levels in relation to policies emanating from the advent of metropolitan area, regional or borough government.
4. The City's financial status will continue to remain relatively secure. Additional sources of revenue will be sought to assure the availability of funds for new improvements as needed, although a city sales tax is not anticipated by 1965.
5. Bonding programs necessary for the financing of economically sound projects will meet with voter approval.
6. The Anchorage Independent School District, the Spenard Public Utilities District (until replaced by the borough), and the Chugach Electric Association will continue to provide services within their existing service areas.
7. By 1965, the metropolitan area will contain a population of 105,000 people, of which 74,750 will be within the Stage I Planning Area—the first of four staging areas developed in the General Plan.
8. The City of Anchorage will provide the leadership necessary to achieve coordination in the timing, financing and construction of physical improvements being fostered by all public and private agencies and organizations within either the City or its logical area of growth.

Methodology

The first section of this report contains general considerations relating to the preparation of the Capital Improvement Program. The second section—containing projects by priority and cost—is prepared in two parts. The first part contains (a) a summary statement of metropolitan area needs and estimated costs to 1980, and (b) a project by project listing of proposed improvements to be scheduled by the City of Anchorage inside the present City limits. The third section of the report relates to the financial programming of City projects along with observations on selected trends in capital improvement financing as they may occur in the City or relate to the Anchorage Metropolitan Area. A fourth section contains appendix data.

The lists of improvements and their priority ratings (in the second section) were derived from the following sources:

1. Previously published reports and lists prepared by the Planning Commission.
2. Previously published City annual budgets and financial statements.
3. Estimates of future needs for staff, building space, site area and special equipment submitted by Anchorage City Department Heads.
4. The consultant's analysis of projects implied in the General Plan, and important projects which would be needed in each stage of city and metropolitan area development.

The projects published in this report are subject to annual review and revision in terms of need, priority, estimated cost and method of financing. The report is a guide for the Planning Commission in the preparation of its annual "three year" program of recommendations to the Anchorage City Manager.