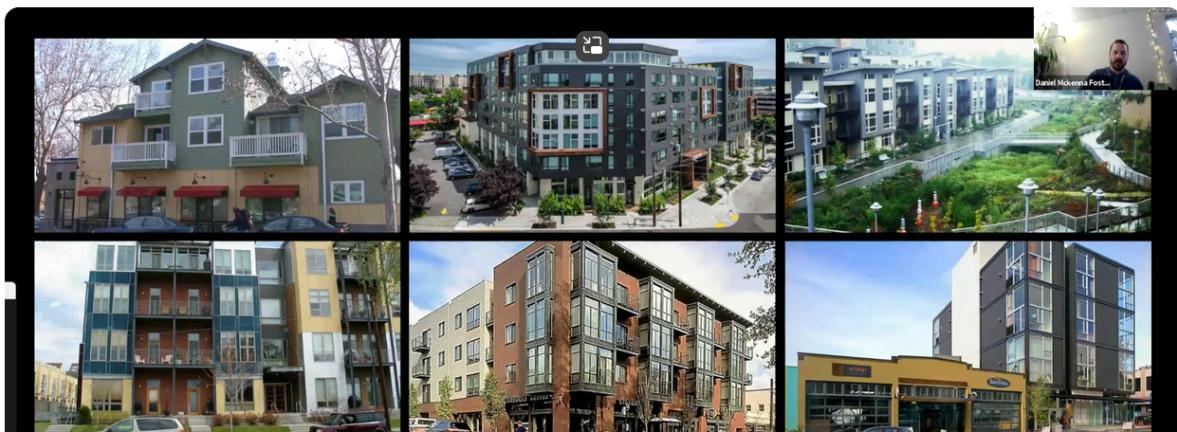


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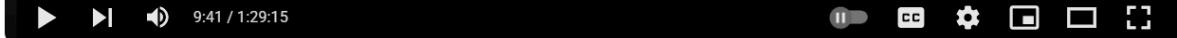
Muni Planning News 2025-09-08

A collage of seven images arranged in a grid. The top row shows three images: a two-story apartment building with yellow and green facades, a modern multi-story apartment building with a dark grey facade, and a view of a residential complex with a green roof and a person in the foreground. The bottom row shows four images: a multi-story apartment building with a mix of yellow, blue, and white units, a multi-story apartment building with a mix of brown, red, and grey units, and a view of a street with a yellow building and a modern building with large windows. The rightmost image in the bottom row is a video frame showing a man speaking at a podium, with the text "Daniel McKenna, Post..." visible.

Transit Supportive Development Overlay

PZC Cases 2025-0030 and 2025-0034
FCC Local Lens: September 2, 2025

9:41 / 1:29:15

A screenshot of a YouTube video player. The video title is "Transit Supportive Development Overlay". Below the title, it says "PZC Cases 2025-0030 and 2025-0034" and "FCC Local Lens: September 2, 2025". The video duration is "9:41 / 1:29:15". The player interface includes standard controls like play, pause, and volume, as well as a progress bar and a video thumbnail.

Local Lens - Transit Supportive Development Overlay



Federation of Community Councils
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- Transit Supportive Development Overlay (TSDO) version 4 is now posted on the [project page](#). In response to ongoing public feedback, the current proposal has been split into two separate ordinances: one which focuses on residential uses and dimensional standards, a second which considers which mixes uses should be allowed. A new [FAQ](#) is also now available on the project page. New comments have been posted on the CityView page for [PZC Case 2025-0030](#). While the case will be heard at the Planning & Zoning Commission meeting

- Last week, the Planning Department participated in an FCC Local Lens presentation on the background of the TSDO. The recording is available [here](#). The Department also attended the Downtown Community Council, University Area Community Council, and Turnagain Community Council to provide additional information on the project.
- New development information from [CAMA assessing data](#) has been posted on the [TSDO data page](#). Since 2017, of the 1,635 parcels that have seen development activity, only 17.6% of those parcels were in transit corridors as designated by the 2040 Land Use Plan. This indicates that Anchorage has not been meeting its goals for targeted and focused investment since the adoption of that plan.

Upcoming Meetings

- There is a **Planning and Zoning Commission Meeting** tonight (9/8/2025). The [agenda](#) includes a continuation of the TSDO discussion, but TSDO sponsors have asked the PZC to continue the item until October. The agenda also includes a rezone case, a subdivision, a conditional use for a habilitative care facility downtown, and the context sensitive solutions report from the Seward Highway project from milepost 98.5 to milepost 118.
- There is an **Assembly Regular Meeting** tomorrow (9/9/2025). Agenda available [here](#).

SUPPLEMENTAL INFORMATION

- All posted case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- [AMATS meetings page](#)
- For all recent changes, please see our [Title 21 Updates Page](#).
- Please ensure that you are using the most up-to-date published version of Title 21 [here](#).



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