

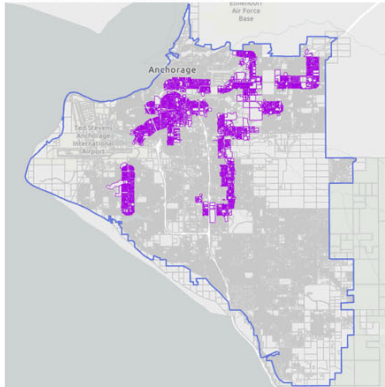
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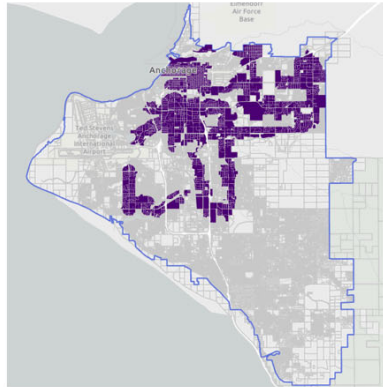
Planning Department
MUNICIPALITY OF ANCHORAGE

Muni Planning News 2025-09-29

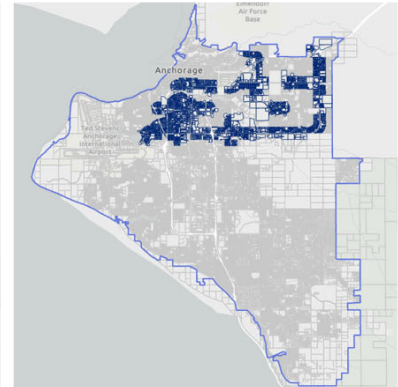
Original 2040 Transit-Supportive Corridors as published in the 2040 Land Use Plan



Original TSDO proposed in July 2025



TSDO proposed in September 2025



- Transit Supportive Development Overlay (TSDO) version 5 is now posted on the [project page](#). In response to ongoing public feedback, the current proposal includes:
 - a smaller inclusion area
 - 40' heights within the TSDO
 - residential uses without additional mixed uses
 - 80% lot coverage
 - no setback requirements
 - removes the exemption from multifamily design requirements

The item will be back for public hearing at the October 6, 2025 PZC meeting, with a staff report for the meeting published later this week. Find the most current project materials [here](#).

[assessing data](#) and new maps showing seismic, flood, and vacant information have been posted on the [data page](#).

- There is a new [one pager](#) available for the non-conformities code update project ([PZC Case 2025-0044](#)). This item will be open for public hearing at the October 21, 2025 Assembly meeting.
- There is a new [one pager](#) available for the relocatable dwelling units (formerly manufactured dwelling units) project ([PZC Case 2025-45](#)). This case should be on an Assembly agenda in the next few weeks.
- The [10 Year Targeted Plan Update](#) focusing on housing will be coming before the Planning and Zoning Commission later this fall.
- There were some reports of limited functionality for commenting or meeting requests on the [CityView Portal](#). These have been corrected, but please contact us if you have any issues.
- The [Title 21 Updates page](#) has been recently updated.
- Take the Muldoon [Transit Center Survey](#) (Project page [here](#))
- The public comment period for the [Design Criteria Manual \(DCM\)](#) is open until October 10, 2025 for the following chapters: [Chapter 3 - Landscaping](#), [Chapter 7 - Public Transportation](#), and [Chapter 8 - Plans & Specifications](#). Email comments to DCMUPDATE@anchorageak.gov; please indicated in your correspondence to which chapter your comments apply. Join the DCM mailing list [here](#).

UPCOMING MEETINGS

- The Mayor's Office and ACDA are hosting an information session on **[the Microunits for Recovery Residences pilot project](#)** on September 30, 2025 at 6:00pm at St. Mary's Episcopal Church (2222. E Tudor Road).
- There is an **AMATS Technical Advisory Committee Meeting** on [October 2, 2025](#).
- There is a **Planning and Zoning Commission Meeting** on October 6, 2025.

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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