

# Transit-Supportive Development Overlay

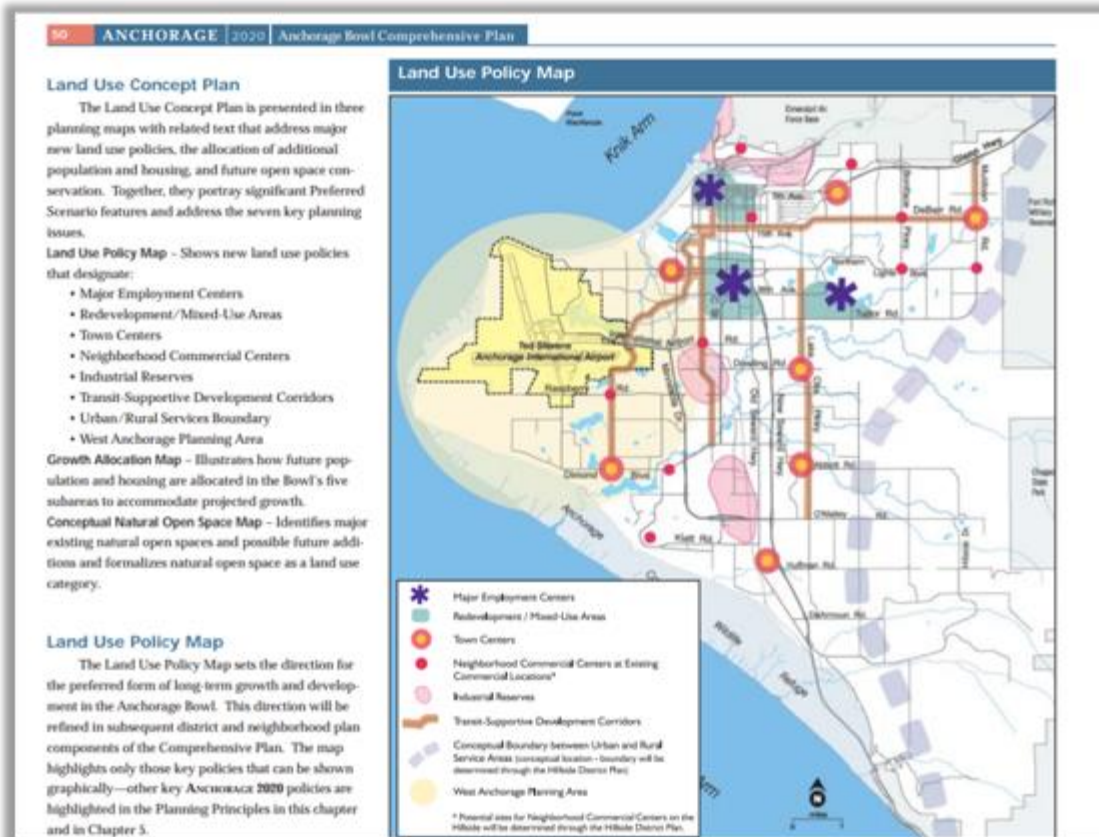
Presentation for Rogers Park Community Council

August 25, 2025



# 25 years of support in the Comprehensive Plan

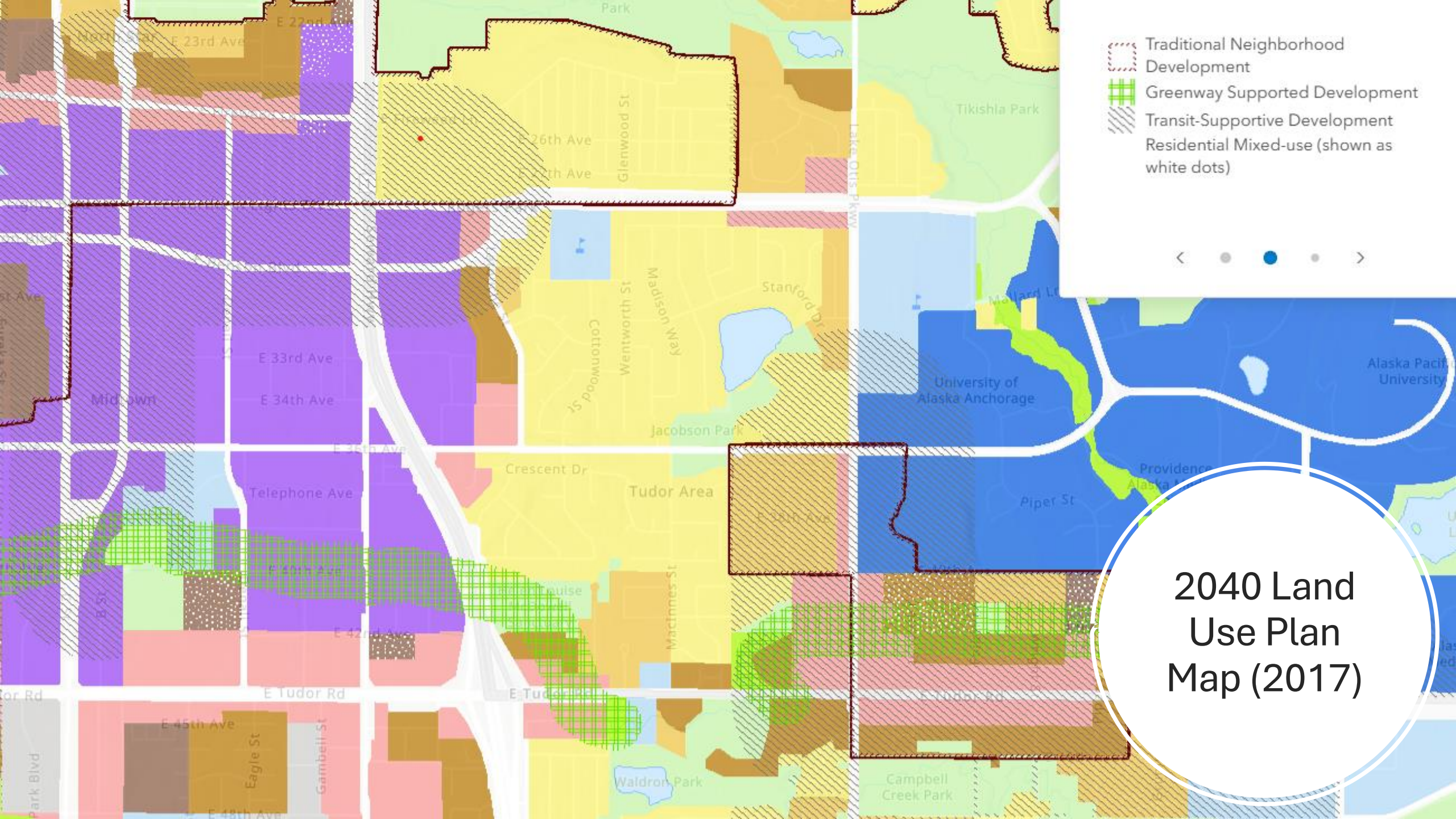
2001:



2017:

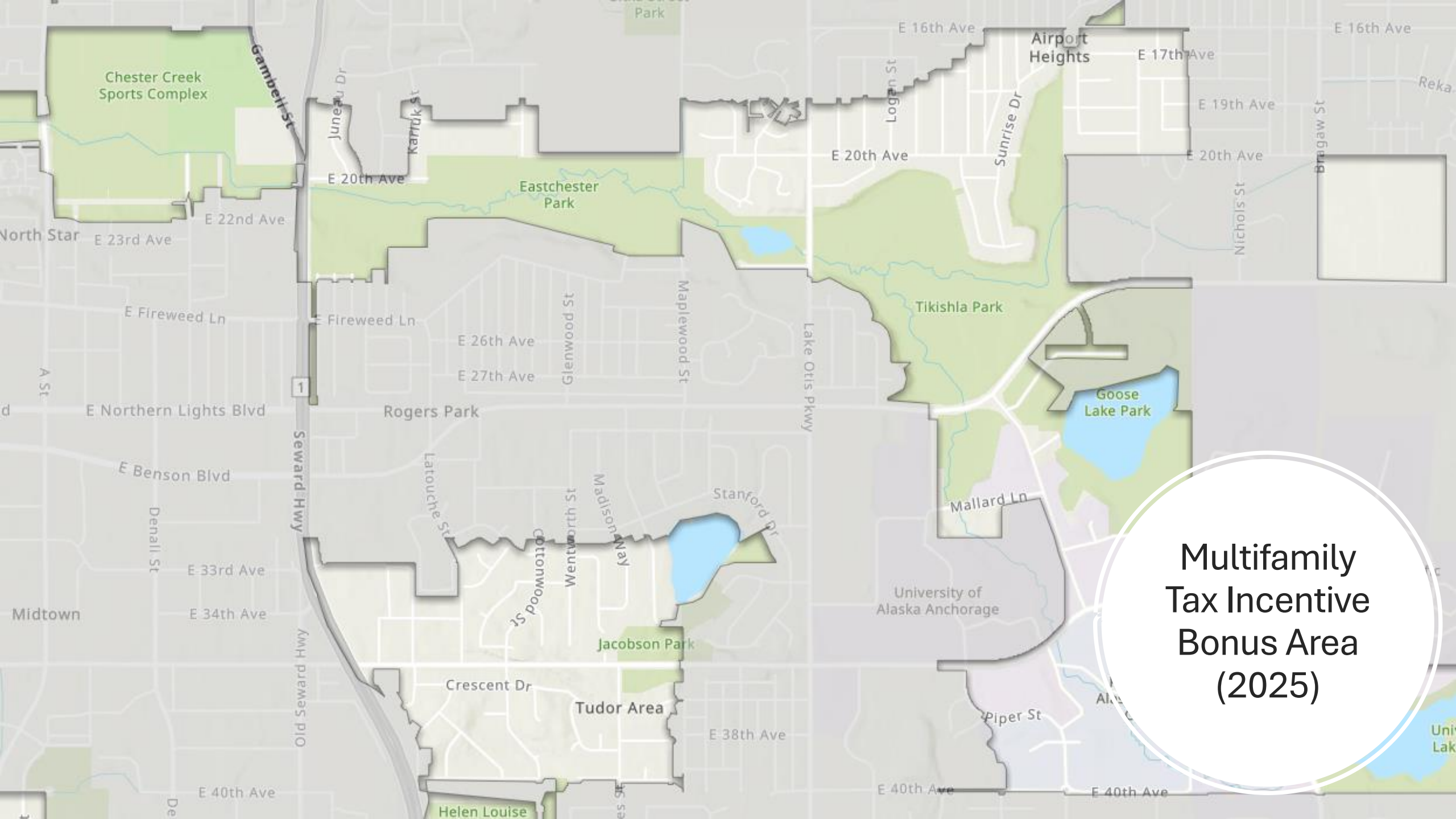






2040 Land Use Plan Map (2017)





**Multifamily  
Tax Incentive  
Bonus Area  
(2025)**

# People Mover needs density



The Federal Transit Administration advises that 30 people per acre is needed to make transit viable.



People Mover has taken the first step by increasing the level of service in the TSDO.



If we don't build more housing along transit lines, we'll likely have to reduce service.

# Building where we have infrastructure and services

- Since 2017, nearly 80% of Anchorage's housing has been built outside of the proposed TSDO area.
- Sprawl is expensive. We have over \$1B in deferred maintenance on Anchorage roads.
- We need more tax dollars per acre to be able to maintain the infrastructure we have.

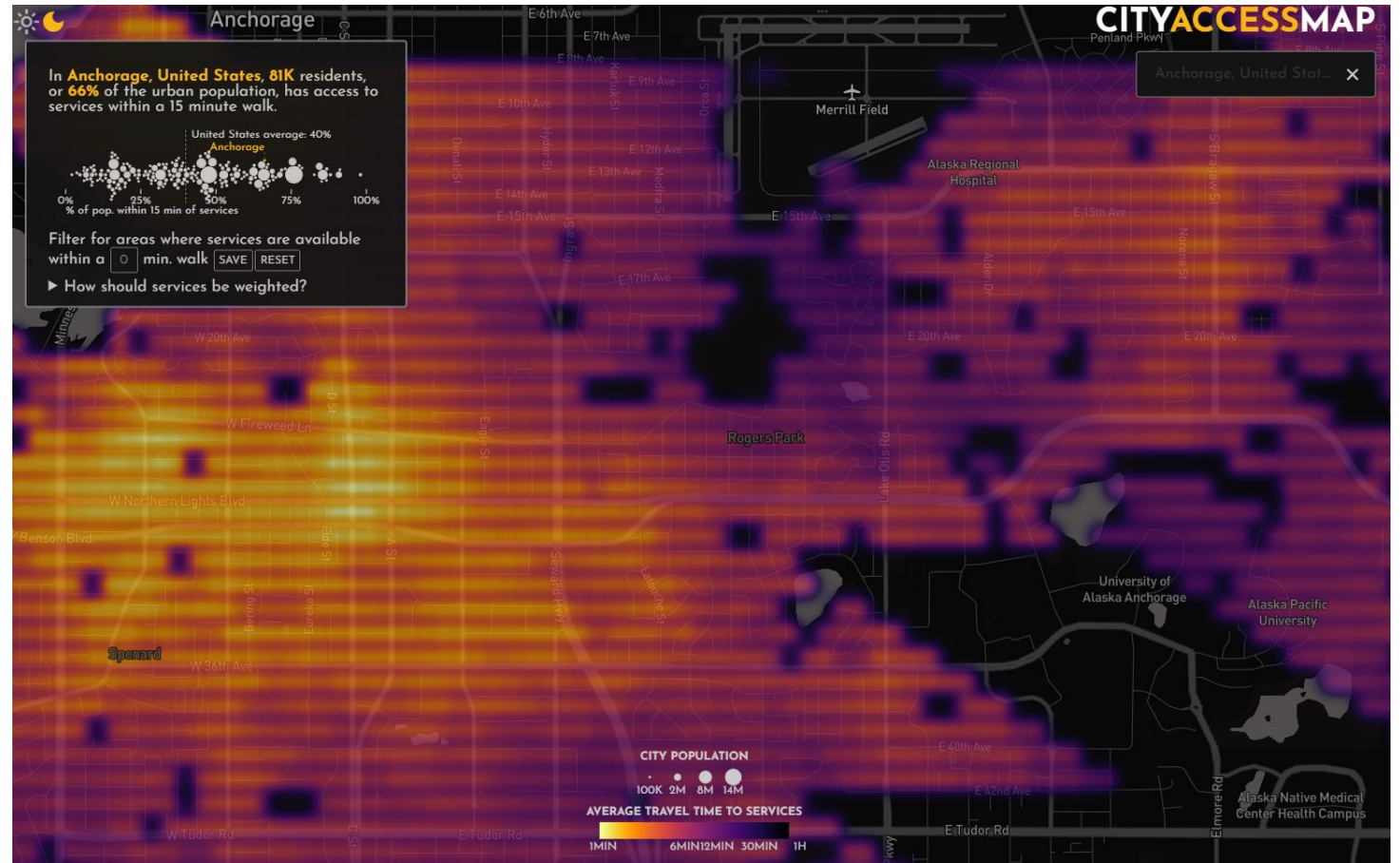


Image Source: CityAccessMap





## Smaller lots for starter homes


- Initial version: Minimum lot size of 1400sqft.
- Community members asked: if smaller lots are cheaper, why have any minimum?
- Most recent draft: No minimum lot size.

# Reducing setbacks to increase walkability

- Initial version: 0' setbacks and 100% lot coverage.
- Most recent draft: 5' setbacks and 100% lot coverage.
- Other rules like utility requirements and fire separation distances still apply.







# Mixed uses so you can walk to dinner

- Initial draft: Businesses under 2000sqft allowed. Type of allowed uses was copied from R-4A.
- Feedback: size limit was too restrictive, and the use-table was too expansive.
- Current draft: All residential uses allowed, but commercial uses moved into a separate AO.



# Taller heights on major roads

- Initial version: 75' heights
- Community asked: Do you want apartment buildings in the middle of neighborhoods?  
Answer: No.
- Most recent draft: allowed height depends on the road.
  - Arterials: 75'
  - Collectors: 55'
  - Local roads: 40'




Note: the Emerald Building is 8 stories (>100')





# Concerns

1. Parking congestion
  2. Less space for snow storage
  3. Shadows, blocked solar panels
  4. Loss of green space
  5. More dumpsters
  6. Erosion of unimproved alleys
  7. Ugly buildings
  8. More renters in the neighborhood
- 



# Support

- Shared goal of making the zoning code more straightforward and flexible.
- Agreement that we need more housing.
- Strong desire for neighborhood-serving businesses like cafes, hair salons, and grocery stores.
- Interest in diversifying the businesses, people, and housing types in neighborhoods.
- Concern that limiting the TSDO area would lead to inequitable concentrations of change or a lack of change.
- Acknowledgment that neighborhoods are changing – current rules promote large luxury single-family homes.