

TSDO Collaborative Conversation 1 (Focus Group)

Meeting Notes

2025-08-04

ATTENDEES

Name	Organization	How invited
Erin Baldwin Day	Assembly Member	Ordinance Sponsor
Daniel Volland	Assembly Member	Showed-up
Allie Hartman	Assembly staff	Staff support
Graham Downey	Mayor's office	Staff support
Mélisa Babb	Planning Director	Staff support
Daniel Mckenna-Foster	Long Range Planning Manager	Staff support
Luke Bertram	Associate Planner	Staff support
Bart Rudolph	Public Transportation Director	Staff support
Arianna Bellizzi	Federation of Community Councils	Helped organize
Anna Bosin	South Addition Community Council	FCC Lottery
Lisa Keller	Campbell Park, Rep. Galvin's office	FCC Lottery
Phil Cannon	Mountain View Community Council	FCC Lottery
Lizzie Newell	Abbott Loop	FCC Lottery
Allen Kemplen	Fairview Community Council	FCC Lottery
Jon Isaacs	Turnagain Community Council	Mayor's office
Alexa Dobson	Bike Anchorage	Mayor's office
Devin Kelly	Cook Inlet Housing Authority	Mayor's office
Jason Norris	Huffman/O'Malley Community Council	Mayor's office
Jessie Lavoie	YWCA	Mayor's office
Chris Schutte	Former Muni staff, Scenic Foothills Community Council	Mayor's office
Duane Heyman	St. Mary's Episcopal Church	Mayor's office
John Weddleton	Former Assembly Member	Mayor's office
Jonathan Kreiss-Tomkins	Rogers Park resident / Former State Legislator	Showed-up (and left quickly)
Sandy Rabinowitz	Turnagain Community Council	Showed-up
Steve Callaghan	University Area Community Council	Showed Up

The Federation of Community Councils conducted a lottery to select 6 members to participate. The Mayor's office invited 8 other individuals who have been actively engaged in land-use issues in general and the TSDO in particular.

No person was expected to represent anyone other than themselves as individuals.

The event was initially intended for a smaller group, to facilitate a more in-depth conversation, but no one who showed up was turned away.

NOTES

Introduction/History of TSDO, Erin Baldwin Day:

- TSDO Started last June as a grassroots effort by the Anchorage Housing Club. Anchorage Housing Club is a group of people interested in land use. Erin was then one of the leaders.
- HOME initiative had just passed. Thinking about the next thing we want to do-- Interested in implementing what's in the Comprehensive Plan. TSDO was talked about in the plan but not implemented in a meaningful way. Interested in walkable neighborhoods and safe streets as well as more housing.
- Wanted to do something different than the HOME initiative which started with the Assembly, vs grassroots initiatives. Erin and Jason approached members Sulte and Martinez with the concept, and they said yes to sponsoring it. Then the Planning Department started drafting it.
- Over the last year, Erin, Jason, and others have gone to FCC meetings and many community council meetings to talk about TSDO, heard lots of community support.
- "Skip ahead, I ran for office" great to see more people buying in, unlocking opportunity all over the city.

Expectation-setting, Graham Downey and Mélisa Babb

- Encouraged participants to have meaningful conversations with each other, but also to write everything down, so we would have it captured for the future.
- We don't have to get to a consensus. No one is expected to represent anyone other than themselves.
- Hope that participants will go out and have conversations with their friends and neighbors, to get even more feedback.
- Two participants had sent memos to the group, so encouraged other participants to do the same before the next meeting.

Discussion of allowed uses.

After everyone spent about 45 minutes walking around the room, discussing the ordinance and writing down ideas on topics including: heights, setbacks and lot coverage, minimum lot size, the map, the process, and miscellaneous relevant topics. Participants were asked to put a dot on the topic they most wanted to discuss as a group. The category "Uses" had the most dots.

Erin Baldwin Day read out statements that participants had added to the Uses poster and, after some group discussion, asked participants to give a thumbs up, down, or neutral for each idea.

TSDO Collaborative Conversation 1 (Focus Group)

Meeting Notes

2025-08-04

- “Some uses are appropriate for arterials, some not” – Mixed thumbs
- “Limit car-centric uses” – Consensus, all thumbs-up
- “Need greater clarity on what uses are allowed” – General agreement, most thumbs-up
- “Allow childcare in the TSDO, allow childcare centers to use nearby parks as open space so they don’t have to build their own playground” – General agreement, most thumbs-up, but note that state law may be a limiting factor.

Discussion of updated ordinance draft which limits commercial uses to 49% of the lot.

Participants expressed a desire for visuals and financial analysis to provide greater clarity on how that would work.

Discussion of what a “conditional use” means, and if liquor stores and bars would be allowed – answer: the conditional use process requires several additional steps, including hearings, liquor stores have even more process.