

TSDO for ANCHORAGE

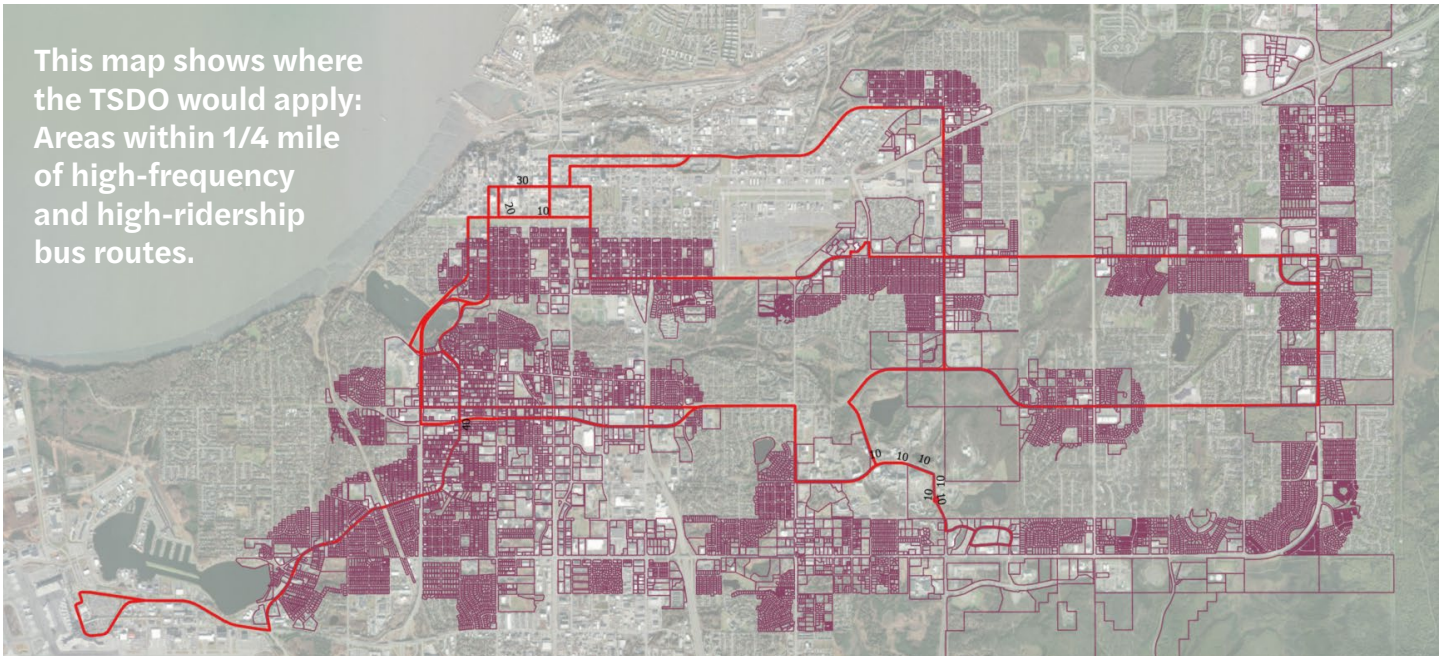
TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY



The TSDO is one of many steps we're taking to make Anchorage more affordable, supporting our future while making the most of our existing infrastructure, services, and land.

VISUALIZING THE TSDO

This map shows where the TSDO would apply: Areas within 1/4 mile of high-frequency and high-ridership bus routes.



WHAT is the TSDO?

Zoning restricts what you can build and where. The TSDO defines an area (aka the “overlay”) with more flexible rules that encourage housing development. It’s “transit-supportive” because its area is based on Municipal bus routes.

Anchorage’s proposed TSDO would allow all types of housing, buildings up to three stories, and smaller lots for smaller homes. It creates the flexibility for more housing to be built where our community’s infrastructure is most equipped to support it.

WHY the TSDO?

The TSDO is forward-looking and incremental. Its changes will help neighborhoods evolve slowly over time.

It helps residents reinvest in their own neighborhoods – e.g., adding a third story apartment or subdividing to build a starter home next door. Allowing more multifamily housing creates more options for military members, seasonal workers, travel nurses, and anyone hoping to try living in Anchorage. And allowing smaller lots means more starter homes and lower-cost options for working families.

Find more detailed info and share your feedback on [the TSDO project page](#).

TSDO IN DETAIL



WHAT **WOULD** BE POSSIBLE WITHIN THE TSDO ?

- 1. One more story.** TSDO would allow 3-story (40 foot) buildings.



Park Place Condos: A three-story building in South Addition, similar in height to what would be allowed within the TSDO.

- 2. All types of housing,** both single and multifamily housing, would be allowed.

- 3. Smaller lot requirements for lower cost starter homes with more flexibility to use the full extent of the property.** More technically, no minimum lot size; no setback requirement; and a maximum of 80% lot coverage. This provides flexibility while maintaining open space.



Nunaka Valley, circa 1960: An example of starter homes on smaller lots — similar to what would be allowed within the TSDO.

The TSDO proposal has undergone many changes as part of a robust and ongoing public review process.

WHAT **WOULDN'T** CHANGE:

- No changes to any health or safety rules.
- Anchorage repealed parking mandates in 2022: TSDO doesn't create any new parking rules or roadblocks.
- No new limits on property rights: If your current zoning is more permissive, the TSDO doesn't add limitations.
- Doesn't alter private agreements such as Homeowner Associations.
- Doesn't create or change any tax incentives. (*Anchorage recently established a tax incentive for multifamily housing and another for the rehabilitation of vacant properties.*)

BIG PICTURE OUTCOMES:

- More housing options for more people.
- Housing is built where the infrastructure to support it already exists, creating less expensive, more accessible options.
- Neighborhood density increases slowly over time, promoting walkability.
- Building housing near public transit gives people more options to get around, and more potential bus riders strengthen our transit system.