


A circular frame containing a cityscape at sunset. The scene shows a mix of modern and older buildings, some with smoke rising from their chimneys. In the background, there are snow-capped mountains under a clear blue sky with a few wispy clouds. The word "INTRODUCTION" is overlaid in the center in a white, serif font.

# INTRODUCTION

An aerial photograph of Anchorage, Alaska, showing a dense urban area with various buildings and a river in the foreground. The background features snow-capped mountains under a cloudy sky. The text is overlaid in the center of the image.

Today, I want to address the challenges faced by entrepreneurs and developers in Anchorage and how the city can improve its approach to being a good business partner. We'll explore the barriers encountered and discuss potential solutions for a more supportive environment for growth and development.



# BARRIERS TO DEVELOPMENT

IDEA → PAPER → FINDING SUITABLE  
LOCATIONS

REGULATORY REQUIREMENTS

AFFORDABILITY - HOLDING COSTS

ADMINISTRATIVE REQUIREMENTS

# COMMUNITY IMPACT

- Discussing Community Rights and Choices
- Opportunity Costs of Development in Anchorage vs. Other Locations
- TAKE AWAY - The current administrative framework in Anchorage has a detrimental impact on the community's development and growth. These hurdles create a stagnation in development, hindering investor confidence and limiting economic opportunities for residents.



- Challenges Faced by Private Citizen in Development Processes

- Opportunity Costs and Investment Considerations

- TAKE AWAY - Private citizens engaging in development processes face numerous challenges, including excessive paperwork, delays, and high opportunity costs. These obstacles deter potential investors and stifle innovation and growth in the city.

# PRIVATE SECTOR PERSPECTIVE



# PUBLIC SECTOR PERSPECTIVE

- Analysis of the Processes and Associated Costs (How many NO's lead to a YES?)
- Impact on Taxpayers and Development landscape
- TAKE AWAY - The public sector's role in development processes involves managing regulatory frameworks and administrative procedures. However, excessive regulation leads to increased costs and delays, ultimately impacting taxpayers and hindering economic progress.



- Deeper Dive into Permit Fees, Variances and Site Reviews
- True Costs Beyond Paperwork and Fees
- TAKE AWAY - Exploring business opportunities in Anchorage entails navigating through a maze of permits, variances, and site reviews. Beyond the financial costs, the processes consume valuable time and resources, contributing to a burdensome environment for developers.

# COST OF EXPLORATION



# IMPACT ON COMMUNITY ENVIRONMENT



- Stagnation of Development and Growth
- Linkage to Bureaucratic Hurdles and Investor Confidence
- TAKE AWAY - The current regulatory environment in Anchorage contributes to a stagnation in development, hindering the city's growth potential. Residents and investors alike are dissuaded from engaging in development projects leading to missed opportunities for economic advancements.



- Relationship Between Property Taxes, Investment and Development
- Call to Action for Improving Return on Investment
- TAKE AWAY - Property taxes serve as investments in the city's development and infrastructure. However, excessive regulation and inefficiencies within the Anchorage School District have gobbled up 49 percent of the tax base. Diminishing the return on investment for taxpayers.

# PROPERTY TAXES AND INVESTMENT



# TRANSPARENCY AND ACCOUNTABILITY



- Importance of Recording and Reporting Development Opportunities
- Role of Planning Departments in Cost-Efficient Development
- TAKE AWAY - Ensuring transparency and accountability in development processes is essential for fostering trust and confidence among stakeholders. Recording and reporting development opportunities facilitate informed decision-making and promote a conducive environment for growth.

# PROPOSED SOLUTION

- Streamlining Processes and Reducing Bureaucracy
- Enhancing Transparency and Accountability Measures
- TAKE AWAY - Reduce zoning, allow for more public and private partnerships.



# THE MUNI NEEDS TO BE A GOOD BUSINESS PARTNER AND LANDLORD

## STREAMLINING PROCESSES

ANCHORAGE CAN IMPROVE ITS APPROACH BY STREAMLINING REGULATORY PROCESSES, REDUCING PAPERWORK, AND SIMPLIFYING PROCEDURES TO MAKE IT EASIER FOR ENTREPRENEURS TO NAVIGATE.

## COLLABORATION

COLLABORATION BETWEEN THE CITY AND LOCAL BUSINESSES CAN FOSTER A MORE COLLABORATIVE AND COOPERATIVE ENVIRONMENT, WHERE BOTH PARTIES WORK TOGETHER TOWARDS MUTUAL SUCCESS.

## SUPPORTIVE RESOURCES

THE CITY CAN PROVIDE MORE SUPPORT AND RESOURCES FOR ENTREPRENEURS, INCLUDING GUIDANCE ON REGULATORY COMPLIANCE, ACCESS TO FUNDING OPPORTUNITIES AND ASSISTANCE WITH FINDING SUITABLE LOCATIONS.

## TRANSPARENCY AND ACCOUNTABILITY

ANCHORAGE CAN ENHANCE TRANSPARENCY AND ACCOUNTABILITY IN ITS DEVELOPMENT PROCESSES, ENSURING THAT THE STAKEHOLDERS ARE INFORMED AND INVOLVED IN DECISION-MAKING PROCESSES.

A scenic view of a city skyline at dusk, with mountains in the background and a body of water in the foreground. The text "THANK YOU" is overlaid in the center.

THANK YOU