

SMART Infill Training Workshop



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New Partners

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What we'll do today

- Introductions and challenges
- Background on InfillScore
- Overcoming Obstacles
- Examples of Infill Strategies
- Learn how to develop an Action Plan
 - Priorities, Policies, Placemaking
 - Partnerships and Funding
- Housing Choices

What are your top challenges?

- Introductions
- Biggest challenges?
- Why are you here?
- SMART InfillScore
- Lexicon – the words we use matter
(82 definitions)

Infill market status

1	We are still fighting sprawl & development on the fringe	48 / 41%
2	Infill doesn't fit the fiscal/building model of developers in our ...	40 / 34%
3	There is growing momentum across market segments with ...	40 / 34%
4	Infrastructure is aging making it difficult to attract the develo...	35 / 30%
5	There are a few projects that have been completed and res...	32 / 27%
6	The market for urban infill is hot and we need to manage pr...	29 / 25%
7	Unproven market for Infill, demand for infill housing is low	25 / 21%
8	We are still fighting sprawl and development on the fringe	5 / 4%
9	Other	4 / 3%
10	Infill opportunities exist, but we don't have the right roster of ...	3 / 3%
11	The market is unproven & we are trying to attract investmen...	2 / 2%

Background and overview

- InfillScore and Action Plan

Accelerate Community Revitalization



"A great tool for reinvigorating cities and towns all across the U.S."

Jeff Speck - City Planner, author of Walkable City



"This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities."

Robert Summerfield City of Las Vegas Department of Planning



Fred Turner, AICP
Pic: New tool for cities
Very cool infill tool and it's fun.

www.InfillScore.com

Overcoming obstacles

1. **Creating a bold vision and plan of action**
2. **Building public trust** with improved program transparency, communications & outreach
3. **Overcoming opposition** with appropriate **design & character**
4. **Gaining community acceptance** through appropriate **density and community benefits**
5. **Reducing regulatory impediments** to infill development
6. **Aligning infrastructure investments** to serve infill development
7. **Developing innovative funding & finance sources**
8. **Incentivizing local small builder/developer investment**
– Incremental Development

Overcoming obstacles

- How other cities responded – **acceptance of density** and **overcoming opposition through design**

What are the Top Challenges you face (check all that apply)?

195 out of 259 people answered this question



Creating an action plan

Planning and Policies

- Establishing Priorities and a shared vision
- SMART Infill Policies to reduce regulatory impediments
- Enhanced Placemaking and Projects

Implementation and Funding

- New Partnerships and Catalyst Projects
- Innovative Infill Funding Sources
- Infrastructure Finance Investments

Planning and Policies

1	Strategy 1: Identify Priority Infill Development Areas	180 / 69%
2	Strategy 4: Ease Parking Requirements in Infill Locations	97 / 37%
3	Strategy 2: Expedite Development Review	96 / 37%
4	Strategy 5: Adopt Flexible Codes	83 / 32%
5	Strategy 6: Provide Clear Rules for Renovating Historic Bui...	67 / 26%
6	Strategy 9: Put Public Offices in Infill Locations	60 / 23%
7	Strategy 8: Offer Density Bonuses in Infill Locations	58 / 22%
8	None of the above/Not Sure	42 / 16%
9	Strategy 7: Create a Parking District	36 / 14%
10	Strategy 3: Set Tiered Impact Fees	35 / 14%

Honolulu's TOD Vision

Create choices and a high-quality, healthy urban lifestyle

- Series of walkable, healthy, age-friendly neighborhoods
- Connect people with jobs, homes, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Investments revitalize older communities



It's about people and their neighborhoods. And how they live, work, and connect

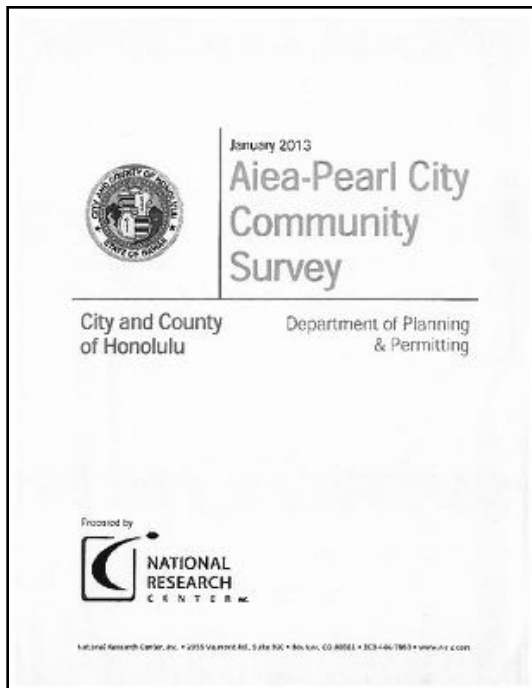


Planning Process

- Stakeholder Meetings
- Scientific Resident Survey
- Advisory Committees
- Public Workshops



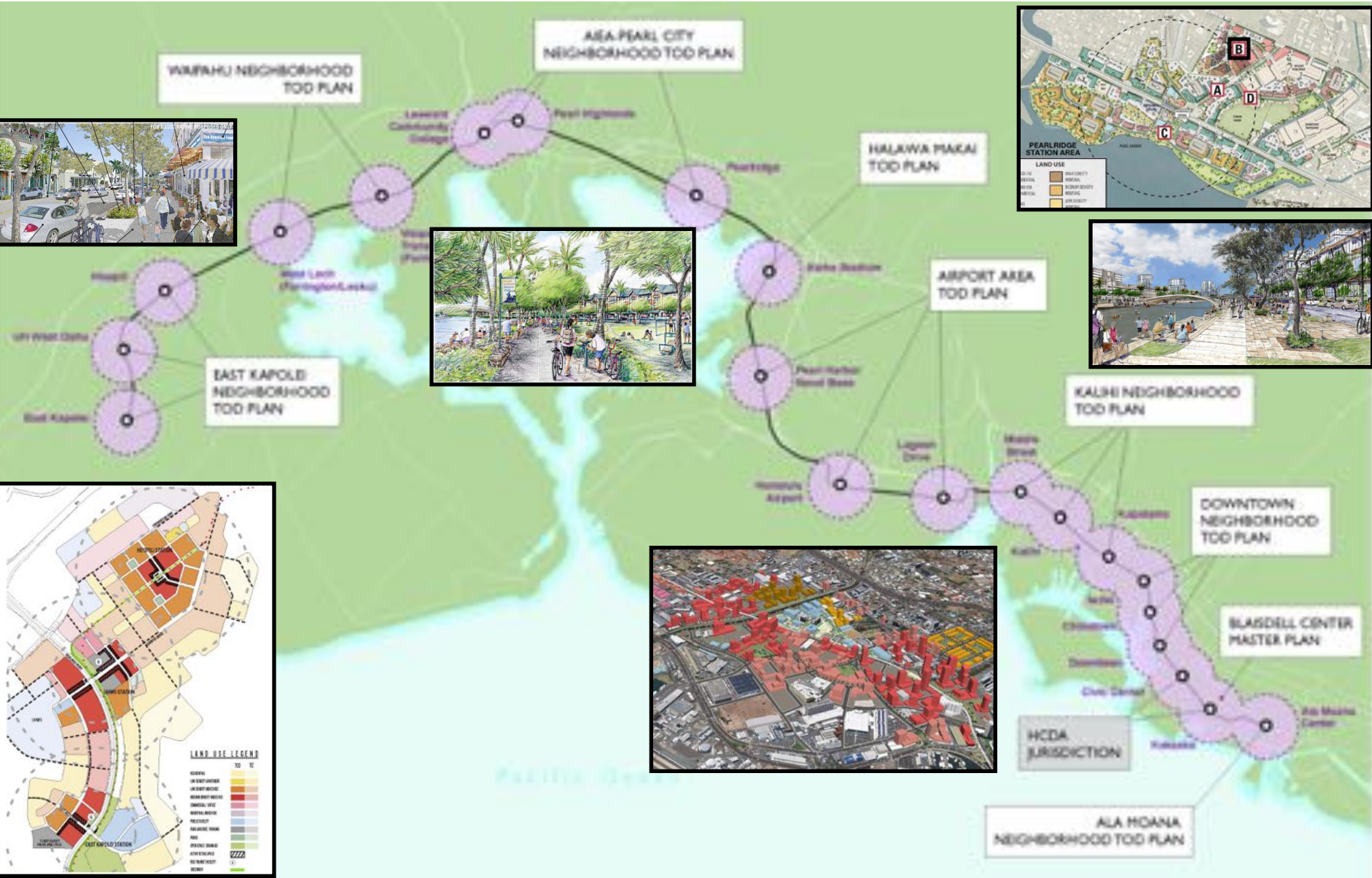
Instant Polling



Community Workshops

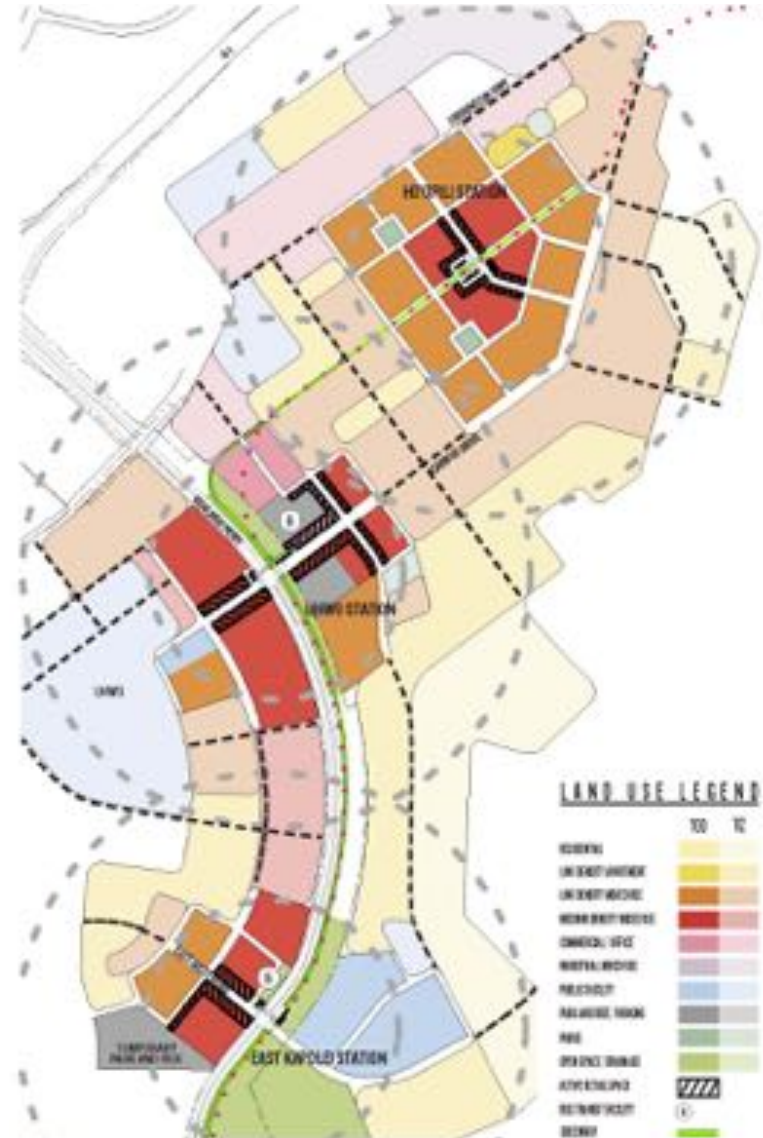


Neighborhood TOD Plans



East Kapolei TOD Plan

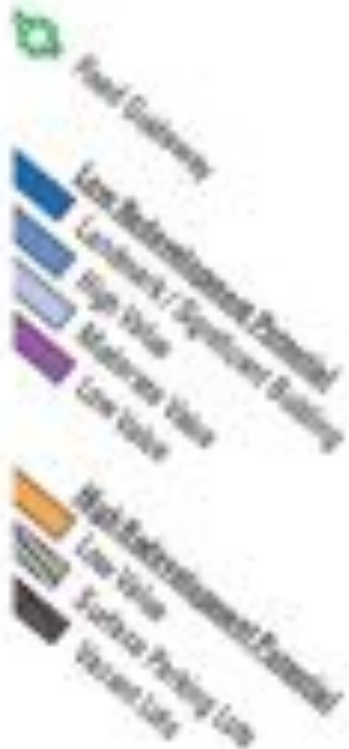
- Walkable village-scaled development around 3 stations
- Four major land owners
- Includes 'main street' district near UHWO



Walkable campus district



Market & Land Use Analysis



This cursory analysis shows the highest development potential exists along major streets within the Ala Moana District.

Connecting Places with Active Streetscapes



- PARKS
- TERRACED LEVELS
- STATION PLAZA
- EVENTS STREET
- INTERSECTION IMPROVEMENTS
- PEDESTRIAN CONNECTIONS
- TREE CANOPY

Open spaces include existing neighborhood park improvements, community parks, pocket parks, stream rehabilitation, and a central transit plaza adjacent to the station. These open spaces are connected by streets featuring generous landscaping and a full tree canopy.





For illustrative purposes only

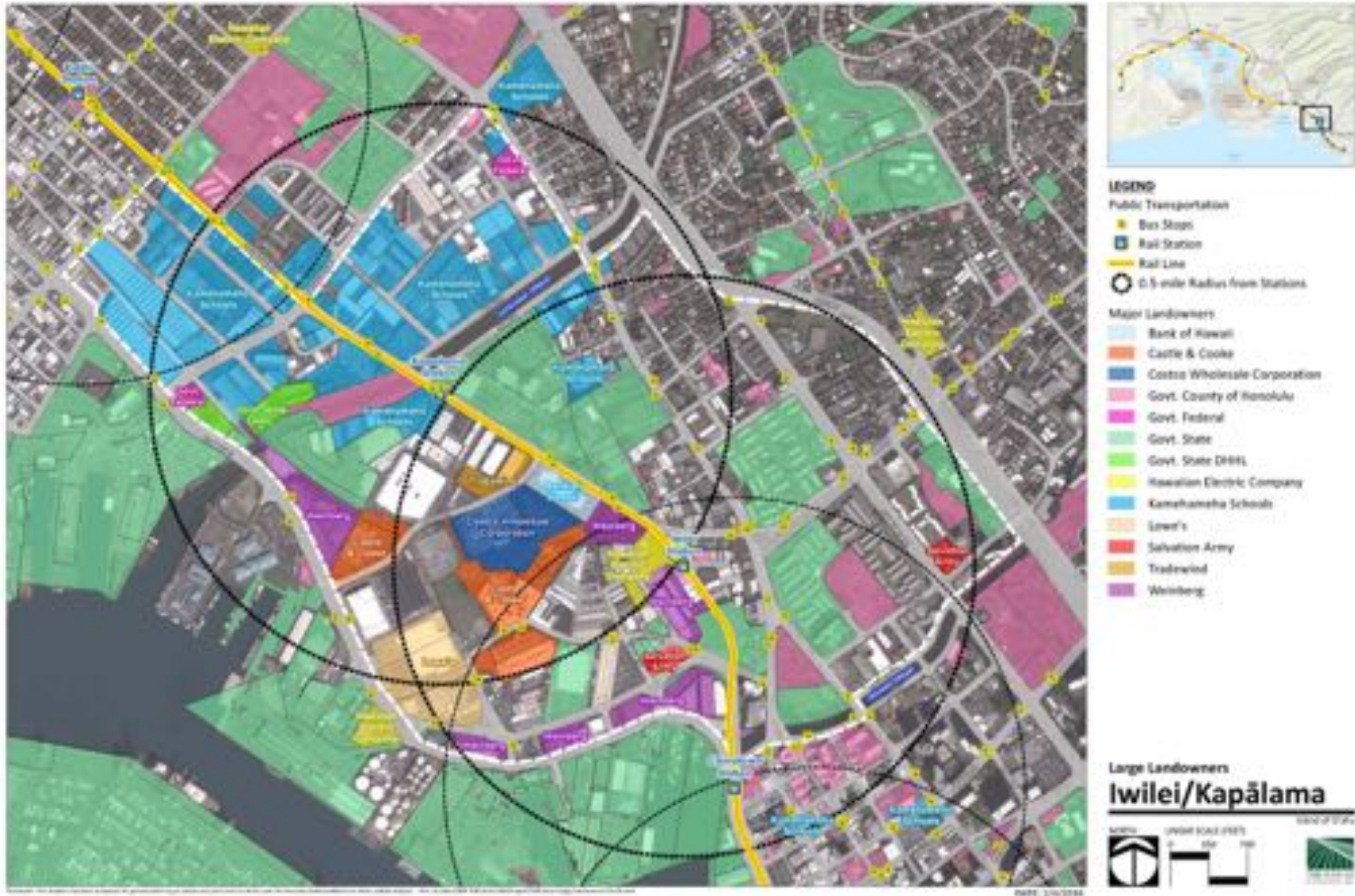
Iwilei/Kapalama Redevelopment Area
Adjacent to Chinatown and Downtown



Iwilei infrastructure master plan & finance district



Public and private landowners



Land Use Ordinance (LUO) & Zoning Map Amendments

☑ **Interim Planned Development – Transit Permit (IPD-T)**

- ☑ Newly-adopted permit process to facilitate catalytic TOD projects prior to adoption of the neighborhood plans, zoning maps, and LUO amendments

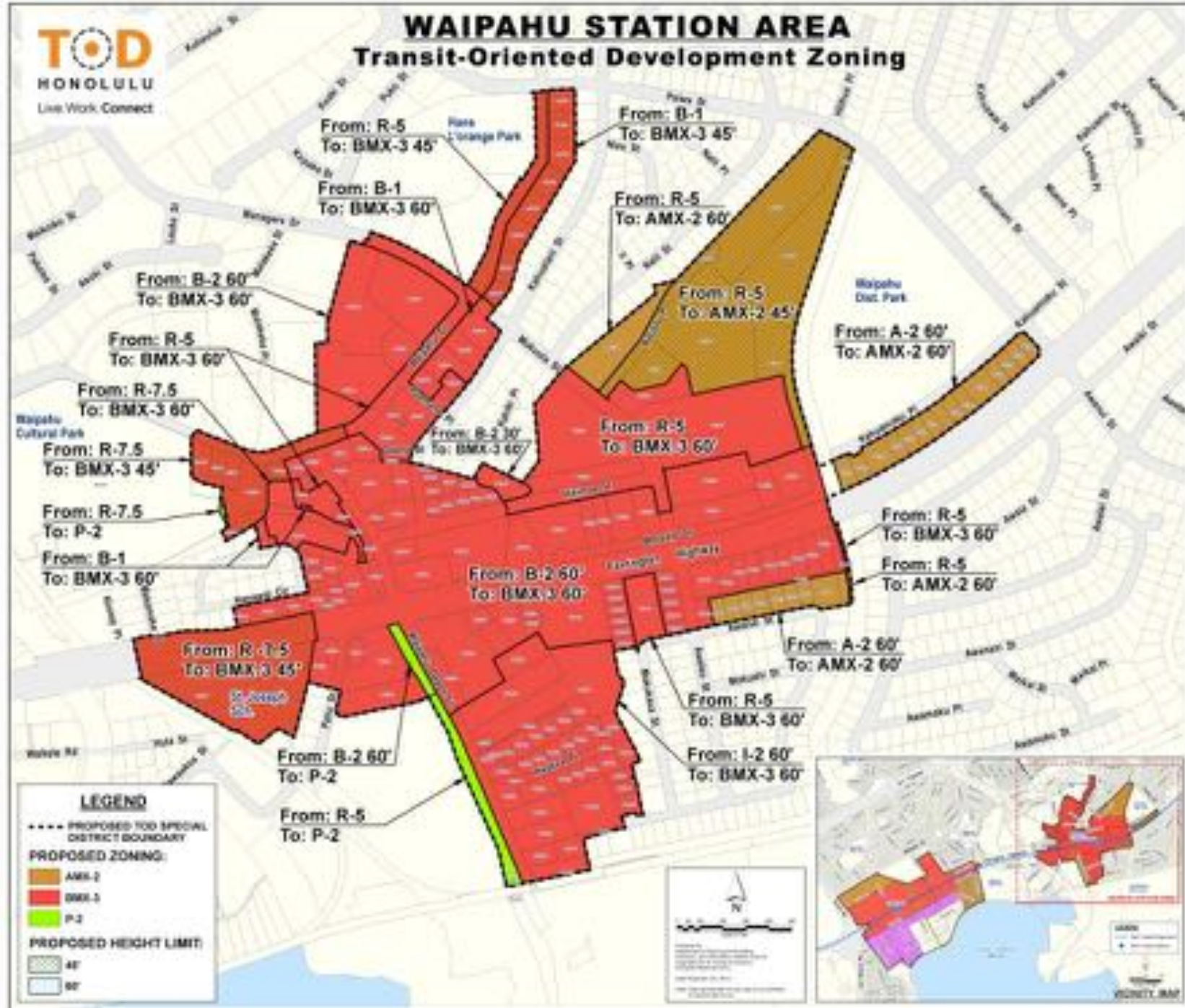
Draft TOD Special District (entire rail corridor)

- Use and design standards that activate the streetscape
- Reduced vehicular parking / New bicycle parking
- Developing formulas for community benefits like affordable housing & connectivity, in return for added height & density

Draft Zoning Map Changes (each TOD zone)

- Allows for more mixed uses, e.g. AMX, BMX, IMX
- Begins with Waipahu, continues along entire transit corridor after each plan is adopted

WAIPAHU STATION AREA Transit-Oriented Development Zoning



Affordable Housing Strategy

- **Islandwide housing vision**, policy plan, and implementation strategies
- **Affordable housing strategy**, TOD codes and zoning, policies, priority projects and targeted funding
 - Revised policies, regulations, incentives, programs, investments, and financial tools
 - Focus on *smaller* affordable housing percentage, at *lower* AMI, across *more* projects, at *longer* affordability period
 - Accessory dwelling units allowed on existing lots
 - New building types (townhouses, rowhouses, micro-units)
 - Infrastructure investments to support housing

Built Environment

1	Strategy 19: Hold Public Events and Festivals in Infill Locat...	135 / 52%
2	Strategy 16: Strengthen Code Enforcement	123 / 47%
3	Strategy 17: Build Complete Streets	120 / 46%
4	Strategy 18: Create a Business Improvement District	111 / 43%
5	Strategy 20: Initiate a Neighborhood Identity Campaign	69 / 27%
...	Show more (2)	40 / 15%

Grayfield redevelopment of parking lots



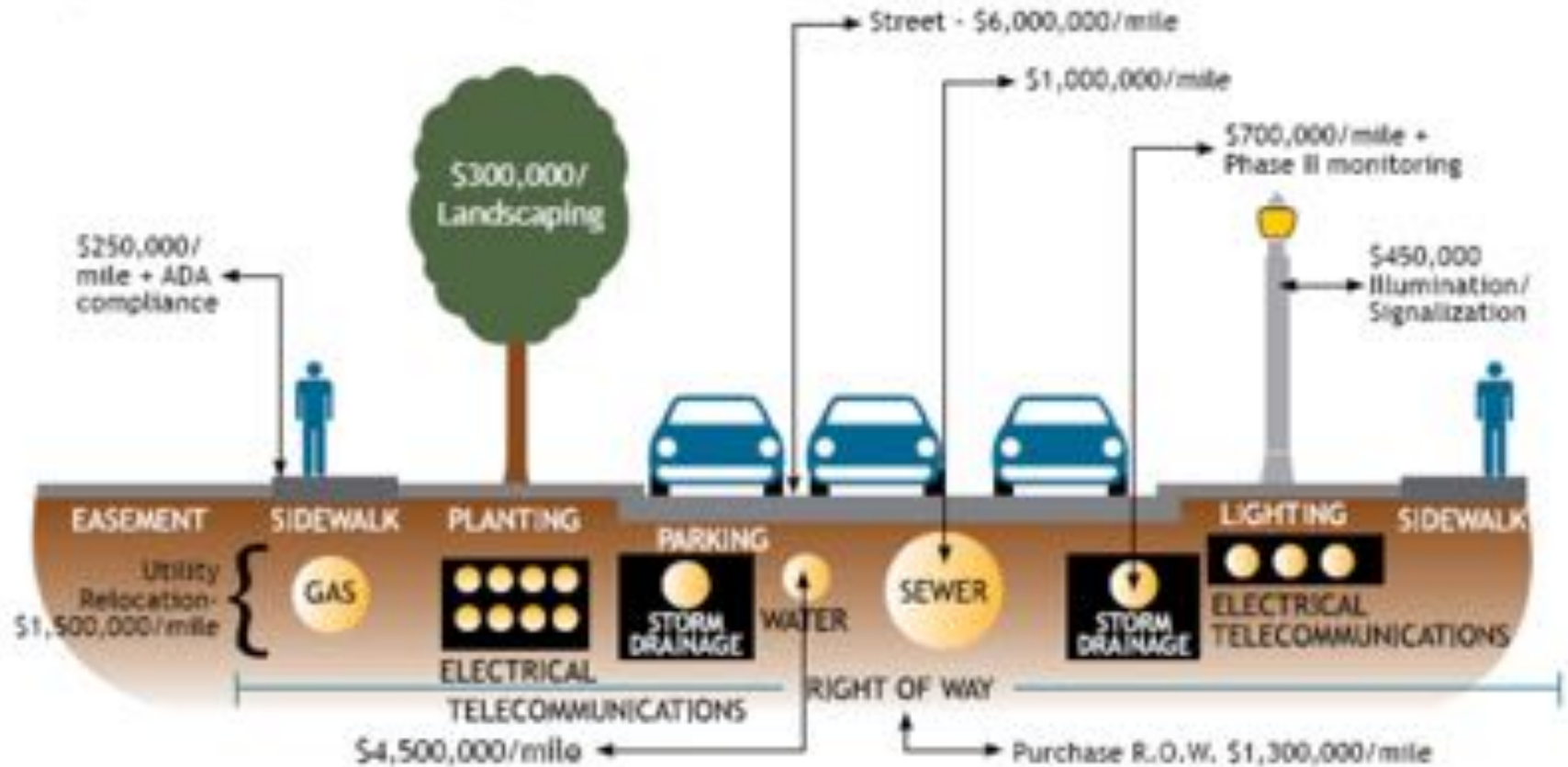
Example mixed use redevelopment of Costco lot

Complete Streets and infrastructure costs

Walking, biking, and landscaping costs are a small part of the total costs.

Typical City Infrastructure Costs Today

City streets are more than pavement.



Plus ongoing maintenance, preservation and operating costs.

'Pop-up' complete streets



Implementing Complete Streets



SIDEWALK CORNER BYPASS

To extend the sidewalk, reducing pedestrian crossing distances and vehicle speeds.

TWO-WAY PROTECTED BIKE LANE

Proposed along Bishop St to provide comfort and safety for all levels of riders.

ALL-WAY PEDESTRIAN CROSSING

To reduce conflicts between vehicles and pedestrians through limiting crossing cycles.

DOWNTOWN / CHINATOWN COMPLETE STREETS IMPLEMENTATION

PEDESTRIAN SAFETY FEATURES

- Sidewalk Corner Bypass
- Sidewalk Midblock Bypass
- Existing
- Proposed

ALL-WAY PEDESTRIAN CROSSING

- Existing
- Proposed

BIKE NETWORK

- Bike Path (existing)
- Protected Bike Lane Existing
- Proposed (short term)
- Proposed (long term)

BIKE LANE

- Existing
- Proposed (short term)
- Proposed (long term)

BIKE ROUTE

- Existing
- Proposed (short term)
- Bus / Bike Route (existing)

Other Features:

- Proposed Intersection
- Future Shoreline Stations
- Future Historic Rail Corridor and Stations

Map Legend:

- Rightway
- Project Streets
- Project Area

Info: All bikeways are bidirectional unless otherwise marked with an arrow indicating direction of travel.

Find out more information at www.honolulu.gov/CompleteStreets or email us at completestreets@honolulu.gov

BIKE ROUTE

To designate recommended routes for bicycle traffic.

SIDEWALK MIDBLOCK BYPASS

To reduce crossing distance and improve visibility between pedestrians and drivers.

PROTECTED INTERSECTION

Proposed for Queen St at Bishop St to extend the protected bike lane through the intersection.

BIKE LANE

To assign space within the roadway for cyclists.

Scale

Implementing Complete Streets



The City and County of Honolulu Department of Transportation Services is proposing pedestrian safety and bicycle network improvements to be implemented in Downtown and Chinatown over the next 2-4 years as a part of planned roadway rehabilitation projects.

WHERE DO YOU COME IN?

In February, the City will be conducting intensive community outreach to share the proposed improvements and gather input. We want to hear from YOU!

- How do you use the area?
- What makes your neighborhood unique?
- What needs improving?
- What do you want to see in the future?

POP-UPS
Learn more about the program, get early input from you and the City's Complete Streets Program Administrator. All Pop-ups are free and no sign.

LUNCH & LEARNS
Experts present information about transportation planning to you, give you a chance to share your thoughts, ideas, learn what the greatest issues are and what is being done to address them. At least 15 minutes. Please sign up early. All Lunch & Learn are free. Open to all.



COMPLETE STREETS PROGRAM

Department of Transportation Services
100 South King Street, Honolulu, Hawaii 96813

Email: completestreets@hawaii.gov
Phone: 808-538-8200

Website: www.hawaii.gov/dts and follow the mailing list: www.hawaii.gov/dts/completestreets

Community Symposium
& Complete Streets Expo
MAR 15 2017
9-4PM Lanihale Plaza
FREE & OPEN
TO ALL

Kapalama Canal

ADAPTATION - LA River Revitalization *(Various- Los Angeles, CA)*

Develop continuous multi-use pedestrian paths linking neighborhoods



Top-down phasing to minimize short-term impact on channel design



Treatment terraces filter pollutants & manage storm water infiltration



Provide safe access to the river so communities can reconnect w/ nature

Kapalama Canal



Redevelopment of industrial/commercial neighborhood



Partnerships and Projects

1	Strategy 10: Seek State and Regional Partners	133 / 51%
2	Strategy 11: Identify Key Anchor Institutions	110 / 42%
3	Strategy 14: Create a Public Sector-Developer Liaison	82 / 32%
4	Strategy 13: Engage Philanthropic Organizations	70 / 27%
5	None of the above/Not Sure	68 / 26%
6	Strategy 12: Explore Employer-Assisted Housing	44 / 17%
7	Strategy 15: Create a Local Developer Capacity-Building P...	42 / 16%

Funding Strategies

1	None of the above/Not Sure	96 / 37%
2	Strategy 24: Attract Private Equity	80 / 31%
3	Strategy 25: Encourage Community Development Corporati...	74 / 29%
4	Strategy 21: Enact a Property Tax Abatement Program for I...	60 / 23%
5	Strategy 22: Implement a Land Banking Program	49 / 19%
6	Strategy 23: Implement a Land Value Tax	27 / 10%
7	Strategy 26: Encourage Crowdfunding for Projects and Busi...	22 / 8%
8	Other	8 / 3%
9	Strategy 26: Use Participatory Budgeting & Encourage Cro...	5 / 2%

Infrastructure Finance



1	Strategy 27: Create a Tax Increment Financing District	99 / 40%
2	None of the above/Not Sure	96 / 39%
3	Strategy 29: Create Special Assessment Districts	80 / 32%
4	Strategy 28: Establish a Capital Reserve Fund	44 / 18%
5	Strategy 30: Generate Revenue through Naming Rights and...	21 / 9%

TOD Financial Toolkit

Includes financing mechanisms, incentives and policy guidelines to stimulate private investment.

- Establish Infrastructure Finance Districts (Iwilei-Kapalama)
- Reduce Fees to Lower Affordable Housing Cost
- Adjust Real Property Tax Exemptions
- ✓ Modify Existing Affordable Housing Fund
- Create new TOAH loan fund (for mixed-income projects)
- Target City private activity bonds for affordable housing
- Create a Community Land Trust/ Land Acquisition Fund
- ✓ Target use of HOME & CDBG Funding.

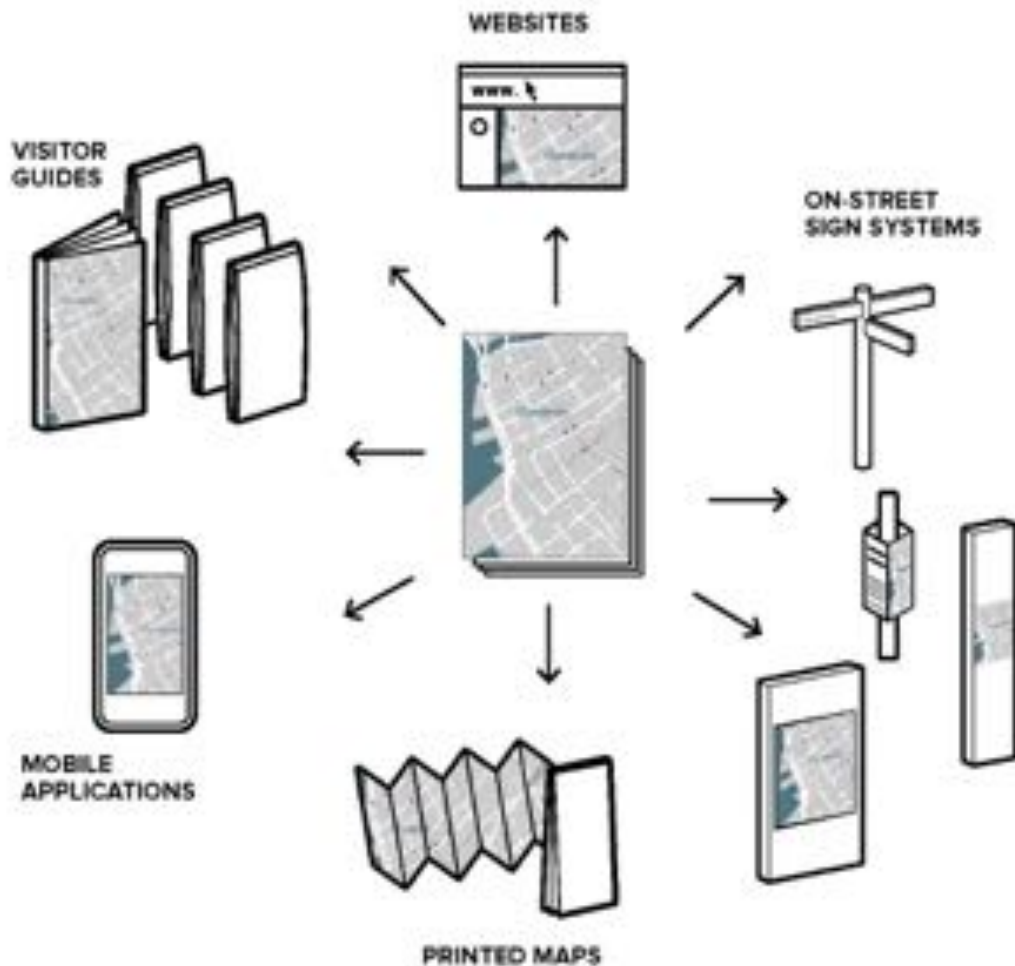
Bikeshare Hawaii 2017 Rollout



Protected Bike Lane Network



Wayfinding master plan



Pearlridge Station

Live Work Play Aiea approved mixed use development

Proposed mixed-use, mixed-income housing over new bus transfer station

\$2.9M



Pearlridge Station Development



TOD Implementation Strategy

- TOD Sub-cabinet coordinates investments & policy
 - Infrastructure & connectivity
- Finalize and adopt Neighborhood TOD Plans
- Adopt TOD zoning and process improvements
- Implement financing and incentive toolkit
- Brownfields assessment grant/assistance
- Implement affordable housing strategy
- Enhance partner roles in TOD
- Develop catalytic projects
 - Pearlridge, Kapalama, Blaisdell Center
 - Chinatown, Iwilei, Waipahu

Creating an Action Plan

Now it's *your* turn

Questions & Discussion

*Evolving
Housing
Choices*

Thanks!

www.infillscore.com

www.todhonorolulu.org

www.connecthonorolulu.com