SMART Infill Training Workshop

Darin Dinsmore, Dan Slone, Harrison Rue

New Partners 2/04/17
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

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Votes</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>We are still fighting sprawl &amp; development on the fringe</td>
<td>48</td>
<td>41%</td>
</tr>
<tr>
<td>2</td>
<td>Infill doesn't fit the fiscal/building model of developers in our community</td>
<td>40</td>
<td>34%</td>
</tr>
<tr>
<td>3</td>
<td>There is growing momentum across market segments with increased interest</td>
<td>40</td>
<td>34%</td>
</tr>
<tr>
<td>4</td>
<td>Infrastructure is aging making it difficult to attract the development</td>
<td>35</td>
<td>30%</td>
</tr>
<tr>
<td>5</td>
<td>There are a few projects that have been completed and released</td>
<td>32</td>
<td>27%</td>
</tr>
<tr>
<td>6</td>
<td>The market for urban infill is hot and we need to manage projects</td>
<td>29</td>
<td>25%</td>
</tr>
<tr>
<td>7</td>
<td>Unproven market for Infill, demand for infill housing is low</td>
<td>25</td>
<td>21%</td>
</tr>
<tr>
<td>8</td>
<td>We are still fighting sprawl and development on the fringe</td>
<td>5</td>
<td>4%</td>
</tr>
<tr>
<td>9</td>
<td>Other</td>
<td>4</td>
<td>3%</td>
</tr>
<tr>
<td>10</td>
<td>Infill opportunities exist, but we don't have the right roster of funding and support</td>
<td>3</td>
<td>3%</td>
</tr>
<tr>
<td>11</td>
<td>The market is unproven &amp; we are trying to attract investment</td>
<td>2</td>
<td>2%</td>
</tr>
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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

Infill SCORE
Tools to help Revitalize our Communities.

1. Explore 35 proven infill strategies.
2. Take survey & find your score.
3. Share with civic leaders.

“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

www.InfillScore.com

Fred Turnier, AICP
Re: New tool for cities
Very cool infill tool and it's fun.
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)?

1. Gaining Community Acceptance Through Appropriate Den... 126 / 65%
2. Overcoming Opposition with Appropriate Community Char... 110 / 56%
3. Adequate Infrastructure to Serve Infill Development 90 / 46%
4. Reducing Regulatory Impediments to Infill Development 85 / 44%
5. Designing a Development Impact Fee System that Facilitat... 79 / 41%
6. Connecting investment opportunities to a global real estate... 60 / 31%
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

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
<th>Percentage</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Identify Priority Infill Development Areas</td>
<td>69%</td>
<td>180</td>
</tr>
<tr>
<td>2</td>
<td>Ease Parking Requirements in Infill Locations</td>
<td>37%</td>
<td>97</td>
</tr>
<tr>
<td>3</td>
<td>Expedite Development Review</td>
<td>37%</td>
<td>96</td>
</tr>
<tr>
<td>4</td>
<td>Adopt Flexible Codes</td>
<td>32%</td>
<td>83</td>
</tr>
<tr>
<td>5</td>
<td>Provide Clear Rules for Renovating Historic Buildings</td>
<td>26%</td>
<td>67</td>
</tr>
<tr>
<td>6</td>
<td>Put Public Offices in Infill Locations</td>
<td>23%</td>
<td>60</td>
</tr>
<tr>
<td>7</td>
<td>Offer Density Bonuses in Infill Locations</td>
<td>22%</td>
<td>58</td>
</tr>
<tr>
<td>8</td>
<td>None of the above/Not Sure</td>
<td>16%</td>
<td>42</td>
</tr>
<tr>
<td>9</td>
<td>Create a Parking District</td>
<td>14%</td>
<td>36</td>
</tr>
<tr>
<td>10</td>
<td>Set Tiered Impact Fees</td>
<td>14%</td>
<td>35</td>
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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
This cursory analysis shows the highest development potential exists along major streets within the Ala Moana District.
Connecting Places with Active Streetscapes

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.
Iwilei/Kapalama Redevelopment Area
Adjacent to Chinatown and Downtown

For illustrative purposes only
Iwilei infrastructure master plan & finance district
Public and private landowners
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
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
<table>
<thead>
<tr>
<th></th>
<th>Strategy</th>
<th>Description</th>
<th>Votes / Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Strategy 19</td>
<td>Hold Public Events and Festivals in Infill Locations</td>
<td>135 / 52%</td>
</tr>
<tr>
<td>2</td>
<td>Strategy 16</td>
<td>Strengthen Code Enforcement</td>
<td>123 / 47%</td>
</tr>
<tr>
<td>3</td>
<td>Strategy 17</td>
<td>Build Complete Streets</td>
<td>120 / 46%</td>
</tr>
<tr>
<td>4</td>
<td>Strategy 18</td>
<td>Create a Business Improvement District</td>
<td>111 / 43%</td>
</tr>
<tr>
<td>5</td>
<td>Strategy 20</td>
<td>Initiate a Neighborhood Identity Campaign</td>
<td>69 / 27%</td>
</tr>
<tr>
<td></td>
<td>Show more (2)</td>
<td></td>
<td>40 / 15%</td>
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</tbody>
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Grayfield redevelopment of parking lots

Example mixed use redevelopment of Costco lot
Streets as a Placemaking Tool

- Streets are the City’s most usable, largest accessible public space – and cost-effective
  - Often over-designed for function; many have ‘extra’ space
- Complete Streets design manual adopted, projects progressing
- Protected bike lane network
  - Guidelines/permitting for bikeshare, carshare, parklets
- Interim Design Strategies
  - Parklets, pop-ups, street seats
  - Plazas and mini-parks
Complete Streets and infrastructure costs

Walking, biking, and landscaping costs are a small part of the total costs.
‘Pop-up’ complete streets
Implementing Complete Streets
Implementing Complete Streets

**Downtown/Chinatown Complete Streets Implementation**

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 interactive community outreach to share the proposed improvements and gather input. Please join us from 6:00 PM - 8:00 PM.

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

POP-UPS

Learn more about the project and share your ideas with our team and the City’s Complete Streets Program Administrators. All Pop-ups are open to the public.

LUNCH & LEARNS

Lunch presentations about Designing for Complete Streets are open to the public and are held at the Islamabad Public Health Initiative, 1402 Kapiolani Blvd, Suite 102, Honolulu, HI 96814.

**Complete Streets Program**

Department of Transportation Services
1450 Kapiolani Blvd, Suite 410, Honolulu, HI 96814
Phone: 808-793-3882

We look forward to hearing from you and to your involvement in making our streets safer and more welcoming.
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 with nature
Kapalama Canal

Redevelopment of industrial/commercial neighborhood
<table>
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<tr>
<th>Rank</th>
<th>Strategy</th>
<th>Votes</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Strategy 10: Seek State and Regional Partners</td>
<td>133</td>
<td>51%</td>
</tr>
<tr>
<td>2</td>
<td>Strategy 11: Identify Key Anchor Institutions</td>
<td>110</td>
<td>42%</td>
</tr>
<tr>
<td>3</td>
<td>Strategy 14: Create a Public Sector-Developer Liaison</td>
<td>82</td>
<td>32%</td>
</tr>
<tr>
<td>4</td>
<td>Strategy 13: Engage Philanthropic Organizations</td>
<td>70</td>
<td>27%</td>
</tr>
<tr>
<td>5</td>
<td>None of the above/Not Sure</td>
<td>68</td>
<td>26%</td>
</tr>
<tr>
<td>6</td>
<td>Strategy 12: Explore Employer-Assisted Housing</td>
<td>44</td>
<td>17%</td>
</tr>
<tr>
<td>7</td>
<td>Strategy 15: Create a Local Developer Capacity-Building P…</td>
<td>42</td>
<td>16%</td>
</tr>
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## Funding Strategies

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<tbody>
<tr>
<td>1</td>
<td>None of the above/Not Sure</td>
<td>96 / 37%</td>
</tr>
<tr>
<td>2</td>
<td>Strategy 24: Attract Private Equity</td>
<td>80 / 31%</td>
</tr>
<tr>
<td>3</td>
<td>Strategy 25: Encourage Community Development Corporations</td>
<td>74 / 29%</td>
</tr>
<tr>
<td>4</td>
<td>Strategy 21: Enact a Property Tax Abatement Program for Landowners</td>
<td>60 / 23%</td>
</tr>
<tr>
<td>5</td>
<td>Strategy 22: Implement a Land Banking Program</td>
<td>49 / 19%</td>
</tr>
<tr>
<td>6</td>
<td>Strategy 23: Implement a Land Value Tax</td>
<td>27 / 10%</td>
</tr>
<tr>
<td>7</td>
<td>Strategy 26: Encourage Crowdfunding for Projects and Businesses</td>
<td>22 / 8%</td>
</tr>
<tr>
<td>8</td>
<td>Other</td>
<td>8 / 3%</td>
</tr>
<tr>
<td>9</td>
<td>Strategy 26: Use Participatory Budgeting &amp; Encourage Crowdfunding</td>
<td>5 / 2%</td>
</tr>
</tbody>
</table>
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%
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

- Connecting Bikes to Transit

Bikeway Projects:
- Proposed Bikeway Projects
- Existing Bikeways
- Planned King St. Bike Track
- Howard Hughes Projects

King Street Cycle Track Pilot Project

What is a Cycle Track?
Cycle Tracks, also known as protected bike lanes, are bike lanes that are physically separated from traffic. Cycle tracks are positioned between the sidewalk and a physical barrier, such as a curb or on-street parking. Cycle tracks can be on the left or right and can be one-way or two-way.
Wayfinding master plan
Pearlridge Station

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

Live Work Play Aiea approved mixed use development

$2.9M 2010 Dollars
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.todhonoolulu.org

www.connecthonoolulu.com