

# Kū Kamaēhu

Redeveloping the Urban Core  
and Hawai`i's Main Streets

*Growing the Economy, Creating Jobs,  
Rebuilding Our Communities*



# Kū Kamaehu

## Redeveloping the Urban Core

- What is Mixed Use Redevelopment?
- What does Redevelopment of the Urban Core mean?
- Why is it good for Hawaii and where are the opportunities for Honolulu?
  - What actions are needed?
  - Is there supportive legislation?
  - How do we make it happen in Hawaii?

# Redeveloping the Urban Core

## Mixed Use Development

- Mixed Use Development

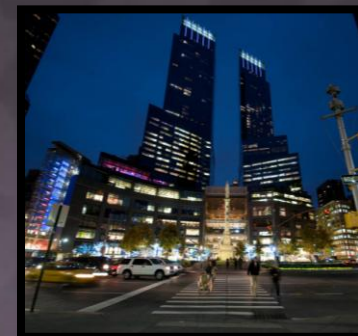
*The use of a building, set of buildings, or neighborhood for more than one purpose.*

*The combination of different but compatible land uses within a single building, site, or district.*

- Multiple purposes or uses include:

- *Residential*
- *Retail*
- *Office*
- *Industrial*
- *Institutional (Libraries, Schools, Post offices)*
- *Hospitality*

- Jobs, housing, and commercial activities located close together is vital for a healthy urban area and provides the community with more transportation options.



# Redeveloping the Urban Core

## Mixed Use Development

### Creating a Diversity of Uses

- Well planned mixed use development creates a diversity of uses such that the streets are filled with people at all times of the day.
  - *Kids walking to school and people walking to work (morning)*
  - *Moms and babies along with retirees taking walks (mid-morning)*
  - *Office workers going to lunch (noon)*
  - *Kids playing after school (mid afternoon)*
  - *People going home after work (afternoon)*
  - *Adults socializing (evening into night)*



# Redeveloping the Urban Core

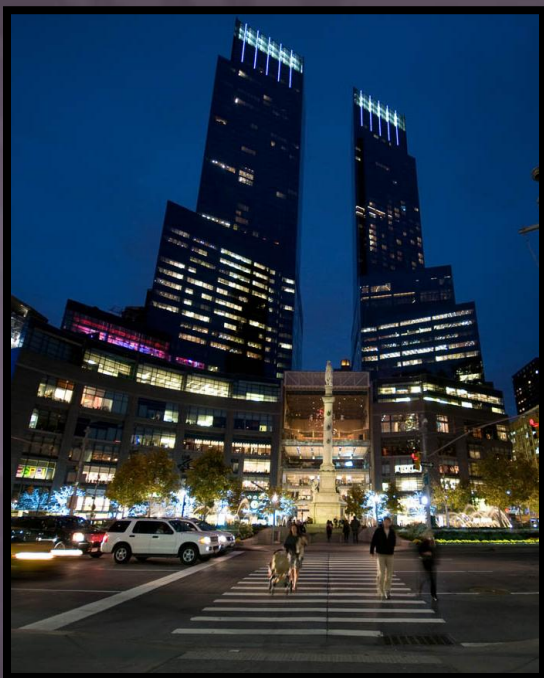
## **Mixed Use Development**

- Current land use policy requires or encourages single use development which leads to stale, limited, and unsafe areas.
- Single family track homes are no longer cost effective or fuel efficient
- Residential development must occur in the urban core

# Redeveloping the Urban Core

## Mixed Use Development

### Examples of Mixed Use Developments



Time Warner Center  
New York, NY



L.A. Live  
Los Angeles, CA



City Center  
Las Vegas, NV

# Redeveloping the Urban Core

## Mixed Use Development

### Time Warner Center

New York, NY

- *Residential*
- *Retail*
- *Office*
- *Convention Center*
- *Theater*

[shopsatcolumbuscircle.com](http://shopsatcolumbuscircle.com)



# Redeveloping the Urban Core

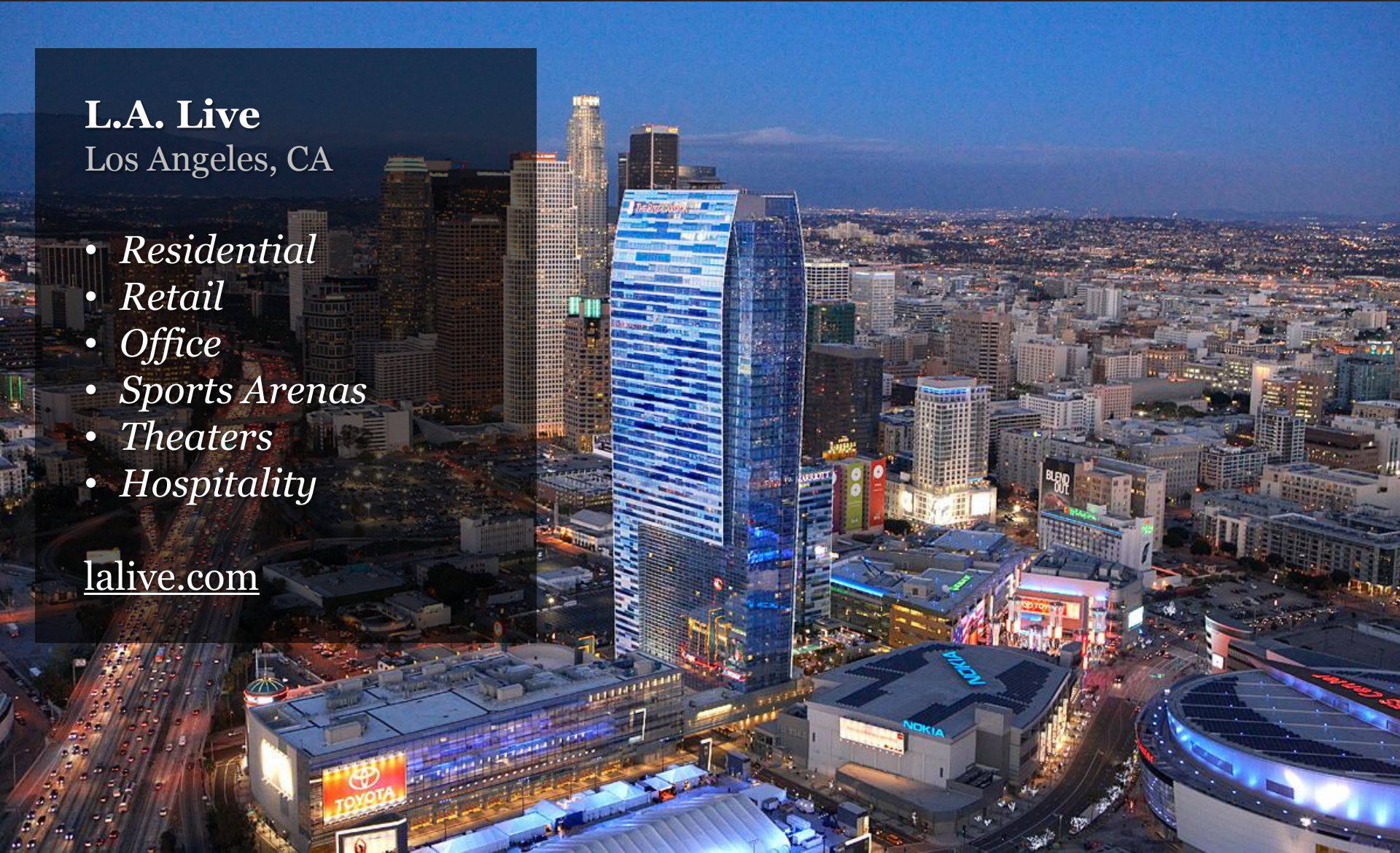
## Mixed Use Development

### L.A. Live

Los Angeles, CA

- *Residential*
- *Retail*
- *Office*
- *Sports Arenas*
- *Theaters*
- *Hospitality*

[lalive.com](http://lalive.com)





# Redeveloping the Urban Core

## Mixed Use Development

### City Center

Las Vegas, NV

- *Residential*
- *Retail*
- *Entertainment*
- *Casino*
- *Convention Center*
- *Hospitality*

[citycenter.com](http://citycenter.com)



# Redeveloping the Urban Core **Vision and Opportunity**

*“We shape our buildings;  
thereafter they shape us.”*

— Winston Churchill

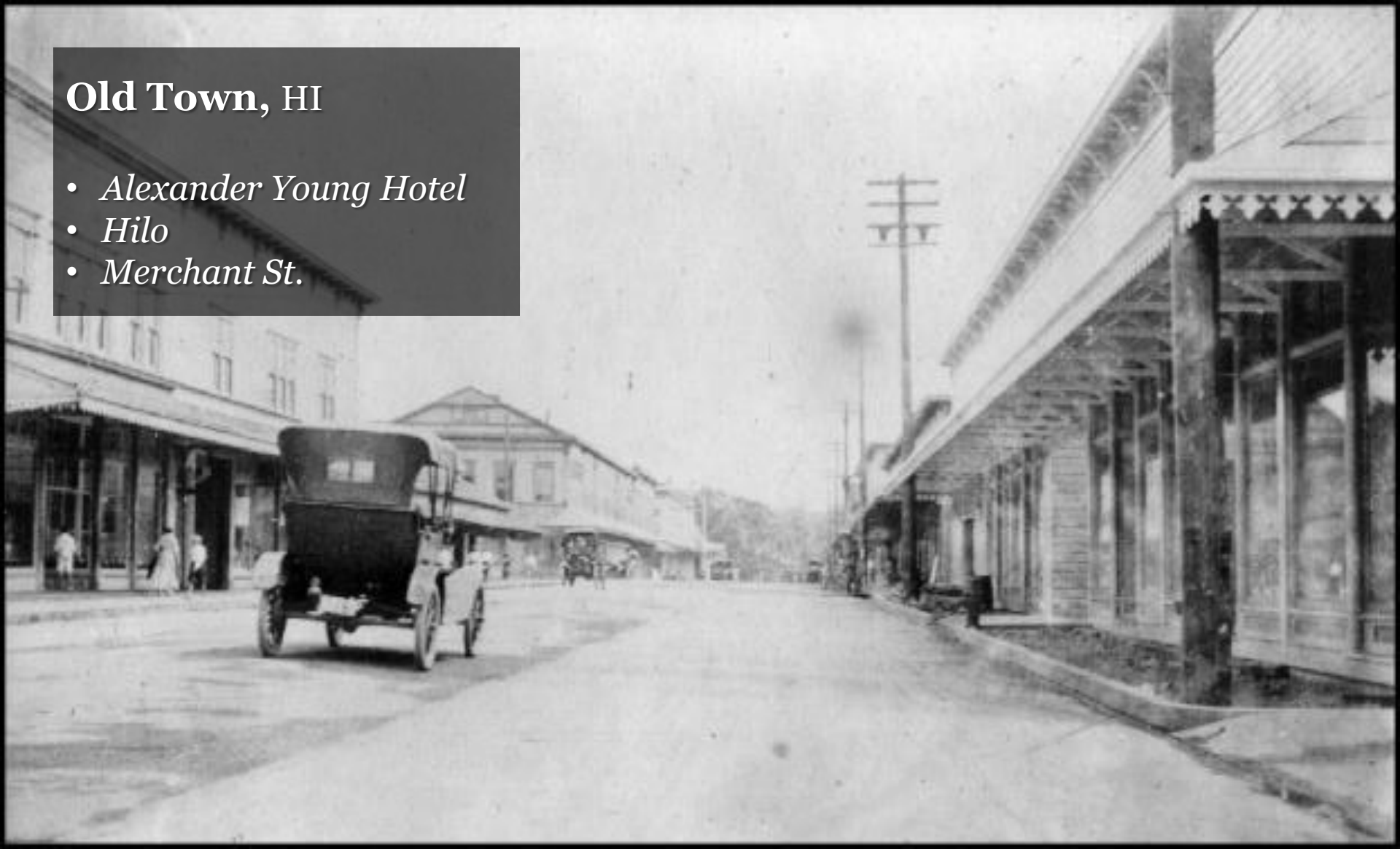
**Our buildings should create a sense of place, a  
sense of who we are and where we belong.**

# Redeveloping the Urban Core

## Mixed Use Development

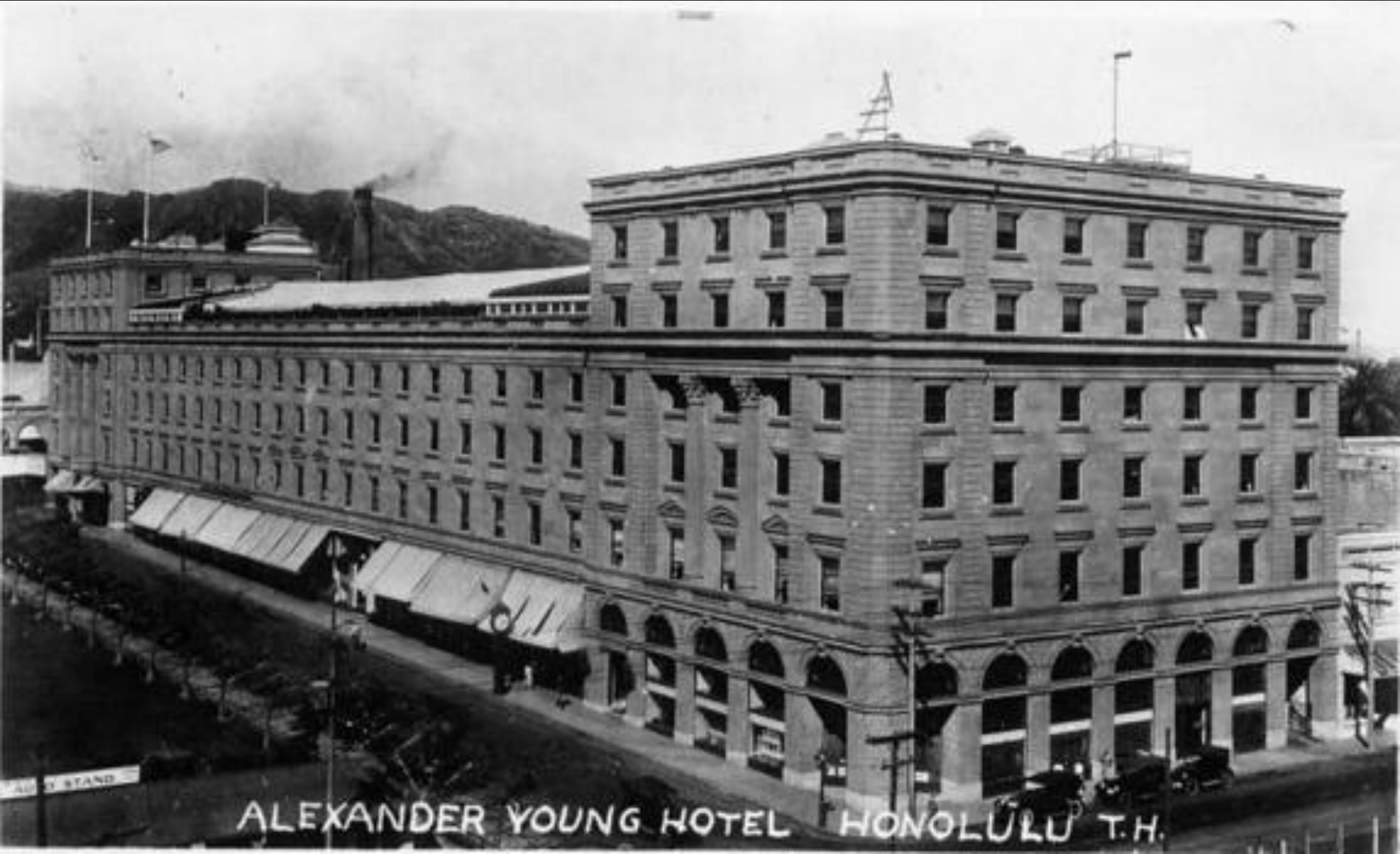
### Old Town, HI

- *Alexander Young Hotel*
- *Hilo*
- *Merchant St.*



# Redeveloping the Urban Core

## Mixed Use Development



# Redeveloping the Urban Core

## **Mixed Use Development**



# Redeveloping the Urban Core

## **Mixed Use Development**



# Redeveloping the Urban Core

## Mixed Use Development



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# Redeveloping the Urban Core

## Mixed Use Development



Green Spaces  
Virtual Back Yards  
Farmers Market

Pearl District – Portland, OR

# Redeveloping the Urban Core

## Mixed Use Development

Promote Small Business



Market



Dining



Café

# Redeveloping the Urban Core

## Mixed Use Development

### Mixed Use Development Legislation

- SB12: Relating to Affordable Housing

- Authorizes the Hawaii Housing and Finance Development Corporation to facilitate the delivery of affordable housing as part of transit-oriented development by making grants-in-aid to counties to expedite permit processing through the use of county third party review programs.*

- SB15: Relating to County Development Infrastructure

- Establishes a county infrastructure development revolving fund to be administered by the director of budget and finance.*

- SB16: Relating to Transit-Oriented Development

- Establishes a loan guaranty for transit-oriented development projects that include affordable housing.*

# Redeveloping the Urban Core

## Mixed Use Development

- SB138: Relating to the Hawai`i Community Development Authority
  - Designates the one-half mile area surrounding each rail transit station of the Honolulu high-capacity transit corridor project as the Honolulu rail transit corridor community development district.*
- SB248: Relating to Fees
  - Prohibits the imposition of impact fees in urban land use districts.*
- SB696: Relating to Housing
  - Establishes the county infrastructure development revolving loan fund within the Department of Budget and Finance to provide no interest loans to the counties for the development, pre-development, or construction of projects to expedite the building of transit-oriented affordable housing infrastructure development.*

# Redeveloping the Urban Core

## Mixed Use Development

- SB697: Relating to Affordable Housing

- Establishes a commission on transit-oriented development to facilitate affordable housing in transit-oriented developments by better coordinating transportation and housing planning and programs; requires counties to offer incentives for affordable housing development; authorizes counties to establish priorities for affordable housing in transit-oriented developments; requires counties to provide flexibility in public facility requirements for rental housing projects to set aside a percentage of units for tenants at or below median income levels and tenants with incomes eighty per cent or below the median, respectively.*

- SB1395: Relating to Public Safety

- Authorizes the director of public safety to establish a plan to redevelop correctional facilities through a partnership with a private developer in exchange for development rights. Requires the director of public safety to report to the legislature.*



# Redeveloping the Urban Core

## Mixed Use Development

- SB1555: Relating to the Department of Land & Natural Resources

- Directs the Department of Land and Natural Resources to use the request-for-proposals process to enter into a public-private partnership for the development of portions of Ala Wai Boat Harbor facilities that are presently underused to maximize the revenue potential from such facilities.*

- SB1556: Relating to Rail Transit Station Development

- Exempts developments within a half-mile radius of rail transit stations undertaken by qualified developers from generally applicable requirements.*

# Redeveloping the Urban Core

## Why is this good for Hawai'i?

### Economic Benefits

- Boosts Construction Industry by:
  - Incentivizing developers to build new product in the urban core
- Supports Tourism Industry by:
  - Creating a more appealing urban destination full of cultural and social opportunities
- Stimulates Innovation by:
  - Creating a dynamic urban environment that attracts young, creative, and innovative people who will be the ones to “invent” our next industry
  - Attracting and retaining high-quality talent would be the best use of the State's resources for attaining long-term prosperity.

# Redeveloping the Urban Core

## Why is this good for Hawai'i?

### Social and Lifestyle Benefits

- Healthier lifestyle (walking and biking)
- Public places allow for more social interaction
- Increased affordable housing units
- Age in place opportunities
- De-segregation of socio-economic backgrounds

### Environmental Benefits

- Reduce dependence on cars
- Reduce greenhouse gas emissions
- Preservation of agricultural lands
- “Greening” of existing buildings



# Redeveloping the Urban Core

## Why is this good for Hawai'i?

### Positive Budget Implications

- Reduced infrastructure costs compared to expanding suburban development
- Increased tax base by building upwards not outwards
- Modernizing and retrofitting existing infrastructure



## Redeveloping the Urban Core

# How do we do it in Hawai'i?

### 1. Encourage Mix-Use Redevelopment

- *Policies, Incentives, Exemptions, and Requirements*

### 2. Transfer of Density Rights

- *Building the City Keeps the Country Country*
- *Land Conservation*

### 3. Transit-Ready Development

- *Developing the infrastructure today for the tomorrow's population*

# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### 1. Encourage Mix-Use Redevelopment

- *Concentrating growth in the urban core results in less infrastructure*
- *Roosevelt's "New Deal" coalition*



Oakland Town Center



Pearl District - Portland

# Redeveloping the Urban Core

## How do we do it in Hawai'i?



**Vertical Development:  
Honolulu Federal  
Detention Center**

# Redeveloping the Urban Core

## How do we do it in Hawai'i?



Public Land Corporation:

- Job Creation
- Redevelopment of small boat harbors
- Enhancement of recreational opportunities
- Stimulation of public private partnerships





# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### Transfer of Density Rights

- TDR means less chance of development in rural areas such as these



Galbraith Estate



Kahana Valley

# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### Transfer of Density Rights

- Promotes the preservation of Important Agricultural Lands
- Prevents urban sprawl
- Measures Introduced:
  - **SB683**: Relating to Kaka'ako
  - **SB1180**: Relating to Land Use
  - **SB1388**: Relating to Development Rights
  - **HB457**: Relating to Development Rights



# Redeveloping the Urban Core

## How do we do it in Hawai'i?

- **SB683:** Relating to Kaka'ako
  - *Allows the conveyance of transferable development rights from landowners in Kaka'ako makai to landowners in Kaka'ako mauka, subject to approval by the Hawaii Community Development Authority.*
- **SB1180:** Relating to Land Use
  - *Authorizes certain development rights to be conveyed from owners in agricultural districts to certain owners of land in urban districts, subject to conditions.*
- **SB1388:** Relating to Development Rights
  - *Authorizes the various counties to provide for the transfer of development rights from lands designated as important agricultural lands to other districts or parcels of land.*
- **HB457:** Relating to Development Rights
  - *House Companion Bill to SB1388*

# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### Transit Oriented Development (TOD)

A mixed-use residential or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership.

TOD typically includes:

- *A central transit station or stop*
- *High density, mixed use development is concentrated within a 1/4 mile radius surrounding the transit station*



## Redeveloping the Urban Core

# How do we do it in Hawai'i?

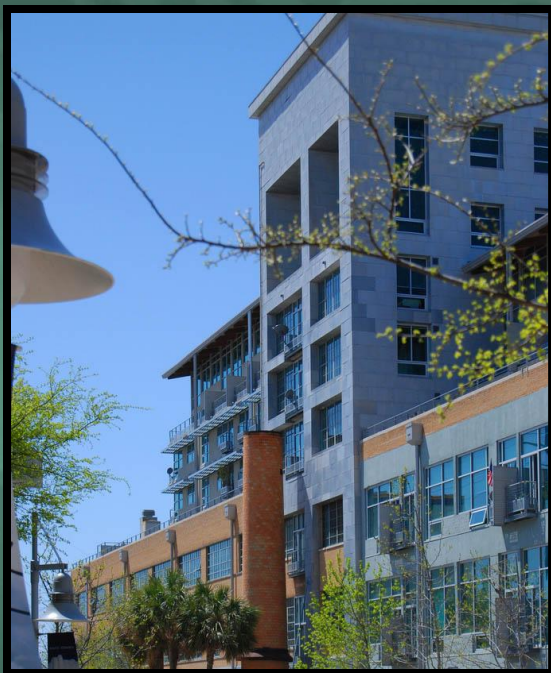
### Transit Oriented Development (TOD)

- An effective mass transit system should not only get people from one destination to another, it needs to be an effective tool in a city's development of projected growth and a reflection of the desire of the community.
- Transit Oriented Development is the most effective method of integrating the development of a new transportation system into people's daily lives.

# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### TOD Case Studies



Mocking Bird Station  
Dallas, TX



Oakland City Center  
Oakland, CA



Westside MAX Light  
Rail TOD Program  
Portland, OR

# Redeveloping the Urban Core

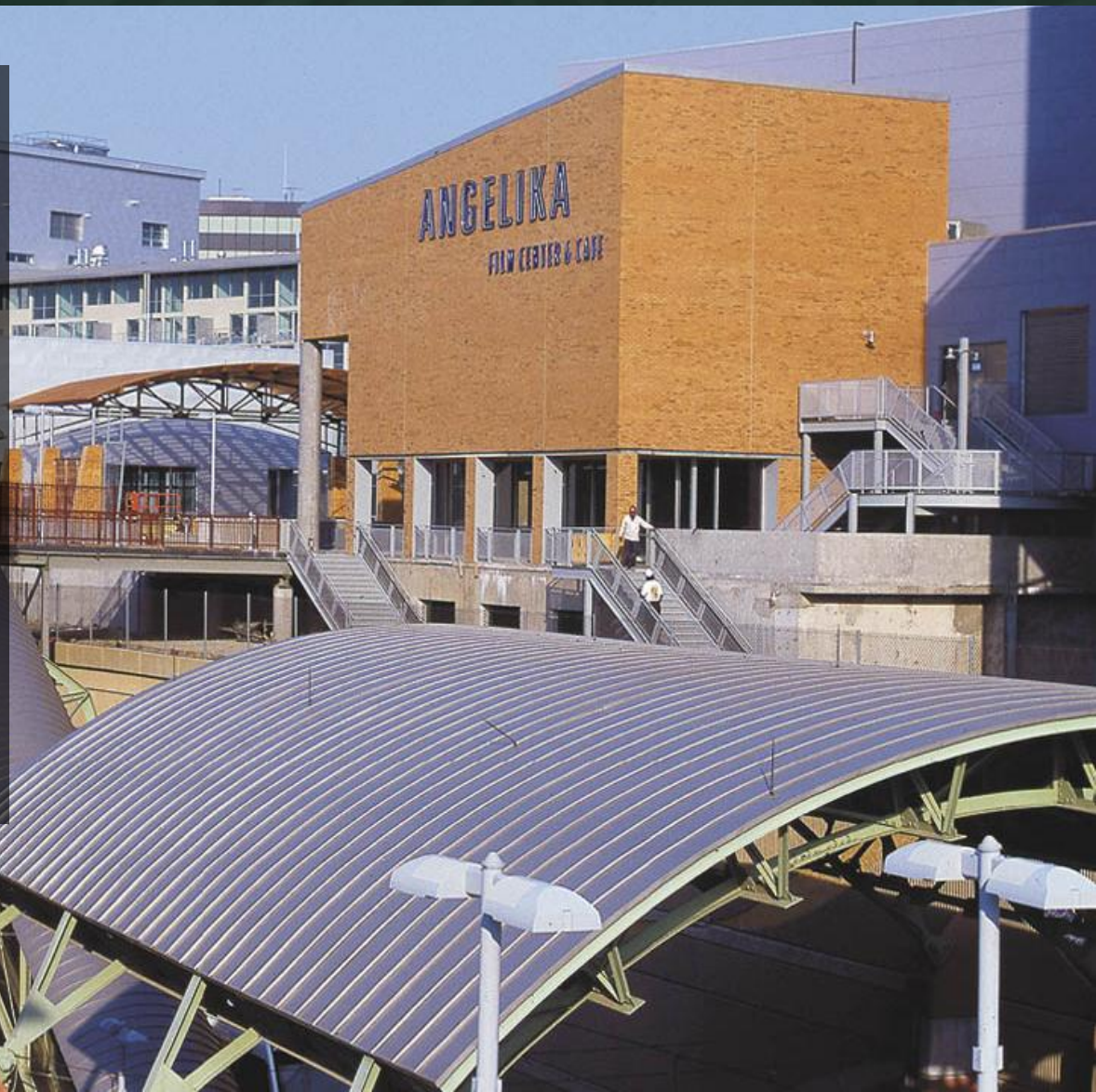
## How do we do it in Hawai'i?

### Mocking Bird Station

Dallas, TX

- *Retail*
- *Entertainment*
- *Residential Lofts*
- *Offices*
- *SMU*
- *DART Rail System*

[mockingbirdstation.com](http://mockingbirdstation.com)



# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### **Oakland City Center**

Oakland, CA

- *Retail*
- *Entertainment*
- *Residential*
- *Offices*
- *Hospitality*
- *BART Rail System*

[oaklandcitycenter.com](http://oaklandcitycenter.com)





# Redeveloping the Urban Core

## How do we do it in Hawai'i?

### **The Pearl District**

Portland, OR

Award Winning,  
Internationally Recognized  
Leader in Urban Renewal

- *Retail*
- *Entertainment*
- *Residential*
- *Offices*
- *Rail System*

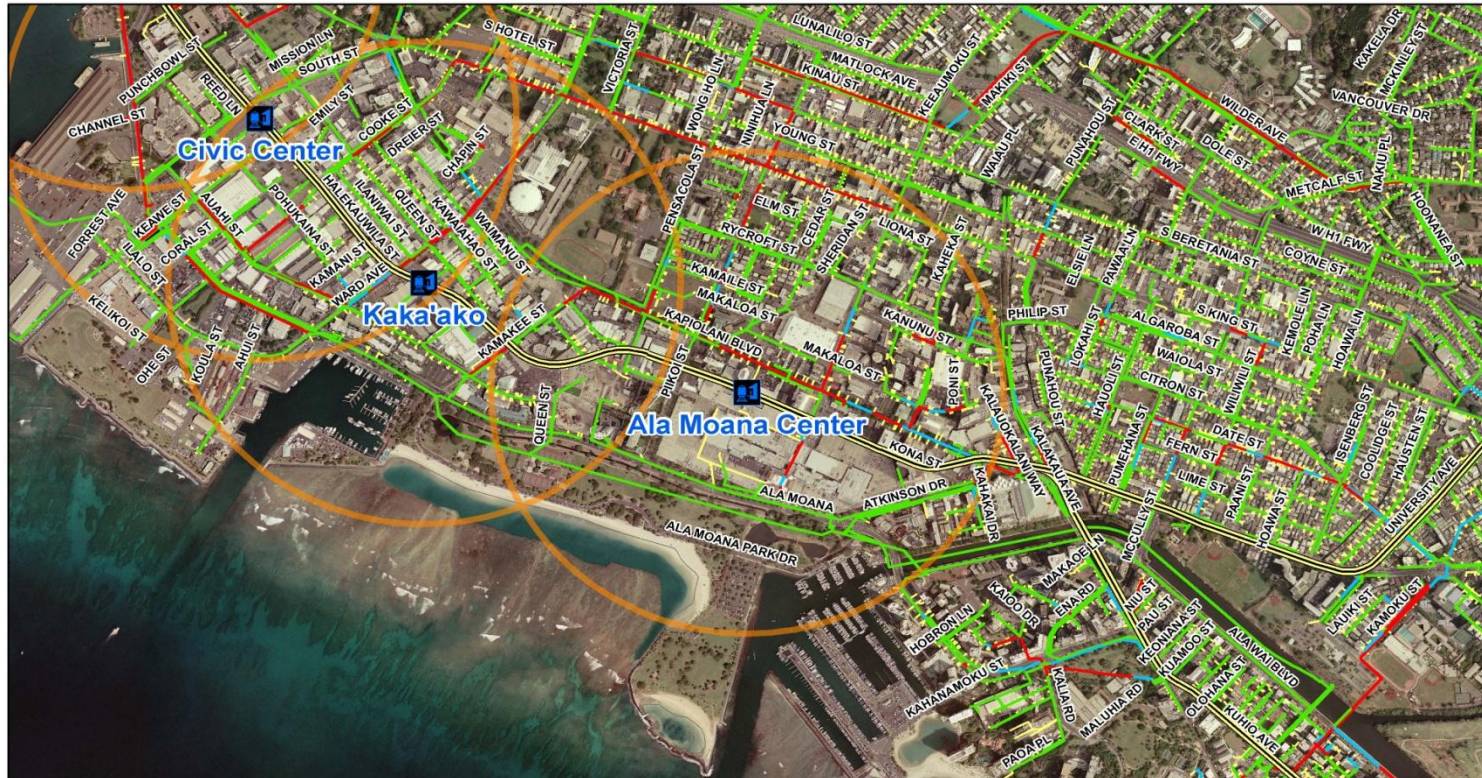
<http://www.explorethepearl.com>



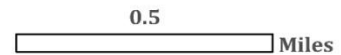
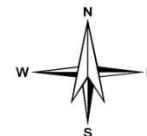
# Redeveloping the Urban Core

## Where should we do it?

Honolulu Rail Transit Stations and Surrounding Sewer Capacity



Legend	
	Station Radius (1/2 mile)
	Proposed Rail Transit Station
	Proposed Rail Transit Alignment
	Sewer Lateral
	Sewer Flow Surcharge (1995 INFIX) >100%
	75 - 100%
	0 - 75%



# Redeveloping the Urban Core

## Where should we do it?



## Redeveloping the Urban Core

# Vision and Opportunity

*"Dull, inert cities, it is true, do contain the seeds of their own destruction and little else. But lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves."*

— Jane Jacobs, *"The Death and Life of Great American Cities"*

# Redeveloping the Urban Core

## **Opportunity and Vision**



**Mixed Use Redevelopment  
in the Urban Core**



**Transfer of Density Rights**



**Transit-Ready Development**

Redeveloping the Urban Core

## What Can You Do?

- Let us help you: Invite us to speak to your organization
- Speak up: Voice support for legislation on mixed use development
- Act now: Help us develop a network of business and community organizations that support mixed use development