


CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3065 / TELEPHONE 547-7000

DONOVAN M. DELA CRUZ
COUNCILMEMBER, DISTRICT 2
CHAIR, COMMITTEE ON PUBLIC HEALTH,
SAFETY AND WELFARE
TELEPHONE: (808) 547-7002
FAX: (808) 527-5737
EMAIL: dmdelacruz@honolulu.gov

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CITY COUNCIL
HONOLULU, HAWAII

October 11, 2007

TO: Mr. Clayton Wong, Fiscal Administrator
FROM: Councilmember Donovan M. Dela Cruz 
RE: Report and Findings – ULI Conference, Place Making: Developing Town Centers, Transit Villages, and Main Streets

Attached is a copy of the report and findings on the briefing and meetings attended in Toronto, Ontario, Canada, September 10-11, 2007.

If you have questions regarding the foregoing, please do not hesitate to call me directly.

Attachment

Monday, September 10, 2007

Registration

Concurrent Sessions
10:30 a.m. – Noon

Michael Ermisch - Moderator

a. Presentation: The Value of Great Public Spaces in Town Centers and Urban Villages

- i. Speakers discussed the results of a soon to be release study by the Project for Public Spaces, *The Economic Impact of the Great Public Space*.
 1. Discussed various success stories from developers who have created impressive development returns, increase tax revenues, enhance economic development efforts and improve the quality of life for residents, tenants, and visitors.

2:00 p.m. – 3:30 p.m.

Dwight Merriam - Moderator

a. Presentation: Zoning for Place Making: Public and Private Perspectives

- ii. Speakers discussed new zoning regimes to determine whether they deliver better development for communities and more flexibility for developers.
 1. Discussed various community efforts to encourage mixed-use, Main Street, or transit-oriented development (TOD) by creating special districts or changing the zoning focus from use-based standards to form-based codes.
 2. Provided additional information and resources on form-based codes. Form-based code is a method of regulating developing to achieve a specific urban form. For example, a typical content of form-based code would include the following:
 - i. Regulating Plan
 - ii. "Urban"/Building Envelope Standards
 - iii. Streetscape Standards
 - iv. Architectural Standards – optional
 - v. Administration
 - vi. Definitions

- b. There are potential legal issues with form-base codes.
 - i. Determining the enabling authority
 - ii. Property purpose and nexus
 - iii. Uniformity
 - iv. Delegation

3:45 p.m. – 5:15 p.m.

Debra Stein – Moderator

b. Presentation: Getting to Yes: Strategies for Mixed-Use Project Approval

- iii. Speakers discussed various development challenges, particularly for infill and mixed-use projects.
 - 1. Discussed techniques on how to engage and address community issues, which concessions to make and which to avoid, how to deal with misperceptions, hostile audiences, and the assumption that change itself is bad.
 - 2. Provided a live mock charrette format to examine the choices developers must make from concept to plan to finished product and how those choices can affect the chances of winning community approval.
 - 3. Provided examples of a Mixed-Use Project such as the Village Center in Boulder, Colorado
 - a. The Urban Infill Village encouraged window shopping and pedestrian activity by creating “streetwalls.”
 - b. The village design also included plazas, forecourts, and courtyards which created a civic heart designed to accommodate outdoor markets, festivals and public gatherings

Tuesday, September 11, 2007

- 1. Lee Huang – Moderator

a. Presentation: Transit-Oriented Development: Urban Centers in Suburban Context

- i. Speakers explored new trends that are expanding and evolving the (TOD) model.
 - 1. Discussed the increasing interest in transit nationwide which has led to a growing market for transit-orient development streetcar suburbs
 - 2. Provided several examples of TOD such as Beaverton, OR, Gresham, OR and Downtown Dadeland, Miami, FL.

3. Discussed common issues to overcome
 - a. Automobile domination
 - b. Road network connectivity
 - c. Fractured governance
 - d. Limited financial tools
 - e. NIMBY issues
 - f. Suburban development standards
4. Explained what is needed to make TOD legal
 - a. Develop and adopt plans allowing TOD
 - i. TOD is a permitted use
 - ii. 1/4 to 1/2 mile around stations
 - b. Address four key elements in station area plans
 - i. Minimum densities
 - ii. Parking maximums
 - iii. Building orientation
 - iv. Prohibited uses
5. Provided keys to success –suburban to urban TOD
 - a. Get the planning right
 - b. Apply the power of partnerships
 - c. Focus on implementation
 - d. Market driven, not transit drive TOD
 - e. Design for the pedestrian

City Council
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CLAIM FOR TRAVEL REIMBURSEMENT

Date: 9-27-07

Traveler: Donovan Dela Cruz

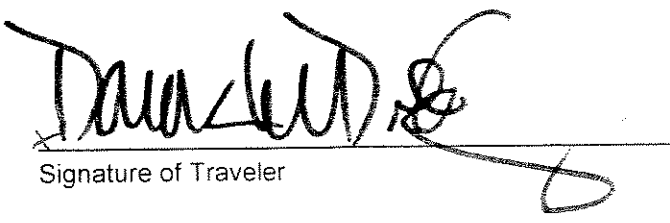
Event: 9th ANNUAL ULI CONFERENCE

Location: Toronto, Canada

Dates: From September 10, 2007 To September 11, 2007

Description	Amount	Notes:
1. Registration Fee	420.00	USD
2. Airfare	932.52	USD
3. Hotel	747.30	Conversion; see attached
4. Meals	67.91	see attached receipts
5. Ground Transportation	22.00	see attached receipts
6. Tips	19.11	see attached receipts
7. Other		
Other		
Other		
8. Adjustment		
TOTAL REIMBURSEMENT	\$ 2,208.84	
		TOTAL TRAVEL REIMBURSED: \$2,208.84

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRVL02 form, is accurate. Further, I am claiming reimbursement for expenses associated with a trip in which City business was conducted and personal funds were used to advance payment:


Signature of Traveler

SEP 16 2007
Date