

SPOT ANALYSIS FOR COMMERCIAL MIXED USE VISION

February 18, 2009 Meeting

STRENGTHS <ul style="list-style-type: none">• Housing might attract development interest• Wide range of choices for landowners	OPPORTUNITIES <ul style="list-style-type: none">• Provision of affordable reserved housing can get Kakaako District Legislative support• Air Space might be developed• Housing for area workers
PROBLEMS <ul style="list-style-type: none">• Need improvements to streets/ infrastructure• Noise• Complaints from residents in the form of noise from industrial/ commercial activity• Higher property taxes	THREATS <ul style="list-style-type: none">• Undesirables might move into area• Inclusion of residential use threatens industrial use

SPOT ANALYSIS FOR INDUSTRIAL MIXED USE VISION

STRENGTHS <ul style="list-style-type: none">• Preserves what is already there• Lower tax rate• Protects small businesses	OPPORTUNITIES <ul style="list-style-type: none">• Can provide services for neighboring communities• Might strengthen Waikiki• Supports warehousing for area retail
PROBLEMS <ul style="list-style-type: none">• Property tax is combined/computed by highest and best use• Utilities/infrastructure is older and needs improvement	THREATS <ul style="list-style-type: none">• Area traffic causing congestion• Residential use threatening industrial use• Neighboring General Growth Properties' development• Transit oriented development• National/state economy