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LINCOLN INSTITUTE
OF LAND POLICY
26 Howbridge St., Cambridge MA 02138

Subdivision Redesign and Ownership Pooling

A Comparative Examination of American and Japanese Experience

Sponsored by the Lincoln Institute of Land Policy

Co-sponsored by the Florida Atlantic University/Florida International
University Joint Center for Environmental and Urban Problems

Florida Atlantic University
Institute of Government

California Senate Local Government Committee
Subcommittee on the Redevelopment of Antiquated Subdivisions

University of Hawaii
Department of Urban and Regional Planning

Hawaii Chapter
American Planning Association

May 17-19, 1987 • Sheraton Princess Kaiulani Hotel • Honolulu, Hawaii

PROGRAM

Sunday, May 17

6:00 - 8:00 p.m.
Registration and Reception

Monday, May 18

8:00 a.m.
Late Registration;
Continental Breakfast Available

9:00 - 9:30 a.m.
Welcoming Remarks
John M. DeGrove
Luciano Minerbi
Japanese Representative

9:30 - 10:00 a.m.
Conference Overview
Frank Schnidman

10:00 - 12:30 p.m.
American Experience with Subdivision
Redesign and Ownership Pooling
Moderator: James L. Northrup

- **Hawaii**
Luciano Minerbi
Senator Patsy Young
- **Florida**
John M. DeGrove
Dennis J. Getman
- **California**
Madelyn J. Glickfeld
Donald J. Coppock

12:30 - 2:00 p.m.
Lunch and Luncheon Presentation
Introduction: Lance deHaven-Smith
Slide Presentation: "Introduction of Kukaku-Seiri"
Prepared by the Japan Association of Land Readjustment

2:00 - 3:30 p.m.
The Japanese System
Moderator: Frank Schnidman

- **The Law**
Speaker to be announced
- **Kanchi Design**
Speaker to be announced
- **Project Coordination**
Speaker to be announced

3:30 - 3:45 p.m.
Break

3:45 - 5:00 p.m.
Question and Answer Session
American and Japanese Experience
Moderator: Madelyn J. Glickfeld

5:00 p.m.
Adjourn for the day

Tuesday, May 19

8:30 a.m.
Continental Breakfast Available

9:00 - 10:00 a.m.
Overview of International Experience with
Subdivision Redesign and Ownership Pooling
Frank Schnidman

10:00 - 10:15 a.m.
Break

10:15 - 12:00
Implementation Issues
Moderator: David L. Callies

- **Lessons from Urban Renewal
and Redevelopment**
Joseph E. Coomes, Jr.
Stephen D. Villavaso
- **Comments from the Private Sector**
Lester Gross
Toby P. Brigham

12:00 - 2:00 p.m.
Lunch

2:00 - 3:15 p.m.
Landowner Attitudes
Moderator: Michael M. Shultz

- **Japan**
Speaker to be announced
- **Florida**
Lance deHaven-Smith
- **California**
Madelyn J. Glickfeld

3:15 - 3:30 p.m.
Break

3:30 - 4:00 p.m.
Concluding Remarks
Senator Marian Bergeson

4:00 p.m.
Adjourn

REGISTRATION INFORMATION

This conference can accommodate 100 attendees. Enrollments will be accepted in the order in which prepaid registrations are received. If you are interested in attending this conference, please complete the registration form and return it, along with your check for \$225, to the Lincoln Institute of Land Policy. The registration fee includes conference materials and all events listed in the Program.

The Lincoln Institute has reserved a limited number of rooms at the Sheraton Princess Kaiulani Hotel. Upon receipt of your registration, we will forward hotel information and reservation forms to you. Room rate is \$80 (single or double occupancy).

CANCELLATIONS

Notification of cancellation received by May 1, 1987 will be honored and the registration fee will be refunded, less a \$25 processing fee. No refunds can be made for notice of cancellation received after May 1, 1987.

PRESENTERS

Chairman

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Senior Fellow
Lincoln Institute of Land Policy
Cambridge, MA

Co-Chairman

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FAU/FIU Joint Center for Environ-
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Senator Patsy Young
Chairman, Senate Committee
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State of Hawaii
Honolulu, HA

Subdivision Redesign and Ownership Pooling

Sheraton Princess Kaiulani Hotel • 120 Kaiulani Avenue • Honolulu, Hawaii • May 17-19, 1987

NAME: _____ TITLE: _____

ORGANIZATION: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

Registration fee of \$225: _____ Enclosed _____ Will Follow

Please detach and mail by **April 10, 1987** to:
Frank Schnidman, Lincoln Institute of Land Policy
26 Trowbridge Street, Cambridge, MA 02138

ABOUT THE CONFERENCE

One hundred years of foreign experience with the redesign of urban land use or subdivision patterns to meet current market demand or environmental concerns can be applied to American efforts by neighborhoods to pool their homes to sell for commercial development, to redesign antiquated lot-sales subdivisions now in multiple ownership, and various other attempts by both the public and private sectors to assemble land for development.

This conference brings together a group of experienced professionals to examine all the issues surrounding land assembly and redesign. Speakers will discuss Japanese and American experience with subdivision redevelopment. Japan is an international leader in its approach to this issue, and the Japanese Ministry of Construction will be sending recognized experts to speak at the conference. Hawaii, Florida, and California are American innovators trying to modify international experience to their own situations, and the experience of these states and numerous American local governments will also be examined.

This conference has been planned for active participants who have serious concerns about the redesign of already subdivided land, and want to come away with answers! Developers, lotowners, and other private interests, along with environmental interests and representatives of all levels of government will benefit from attendance.

ABOUT THE CO-SPONSORS

The Lincoln Institute of Land Policy is an educational institute in Cambridge, Massachusetts, dedicated to the development and exchange of ideas and information pertaining to land policy and property taxation. It welcomes government officials, working practitioners and students to the pursuit of advanced studies in land policy, land economics and property taxation. The Lincoln Institute serves as a center for linking the university and the practice of government, for bringing together scholars and professionals and officials, and for blending theory and practice of land policy. At the Institute, practicing officials find educational programs designed in response to their training needs in a setting dedicated to their professional development.

For the past three years LILP has worked with the Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems and the Florida Atlantic University Institute of Government on the issue of resolving subdivision redesign problems. The research effort has examined the potentials and problems facing government, landowners, and developers when efforts are made to redesign previously approved subdivisions. Situations where redesign is desirable because of environmental considerations, change in market, or proposed change in use, have been studied.

For the past year, the Lincoln Institute has also worked with the California Senate Local Government Committee on research to prepare legislative proposals to address subdivision redesign issues.

The goal of these joint efforts is to identify existing laws and regulations which impede the replatting process for both single and multiple ownership subdivisions, examine experience here and abroad, and hold conferences and prepare reports which will provide guidance to public policymakers, landowners and developers in dealing with this serious problem.

An important element of this program was the publication of *The Platted Lands Press: A Journal of Land Readjustment Studies*. The Press has now been replaced by a quarterly journal, *Land Assembly and Development*. Subscription information is available upon request.

Assisting in the organization and sponsorship of this Conference is the Hawaii Chapter of the American Planning Association and the University of Hawaii at Manoa, Department of Urban and Regional Planning. Faculty of the Department have been working with the Lincoln Institute on this issue for two years, and have been leaders in the Hawaiian attempts to resolve the array of problems this Conference will address.