

Meeting Summary of the
Oahu Metropolitan Planning Organization

CITIZEN ADVISORY COMMITTEE

Wednesday, July 25, 2013, 3:30 p.m.
Mayor's Conference Room 301, Honolulu Hale
530 South King Street, Honolulu, Hawaii

Members Present:

Committee for Balanced Transportation
NB #10 Makiki-Lower Punchbowl-Tantalus
American Planning Association Hawaii
E Noa Corporation
Gentry Homes, Ltd.
Hawaii Bicycling League
League of Women Voters
NB #05 Diamond Head-Kapahulu-Saint Louis Heights
NB #08 McCully-Moiliili
NB #09 Waikiki
NB #11 Ala Moana-Kakaako
NB #13 Downtown
NB #21 Pearl City
NB #22 Waipahu
NB #26 Wahiawa-Whitmore Village
NB #29 Kahaluu
NB #34 Makakilo-Kapolei-Honokai Hale
NB #36 Nanakuli-Maili
Palehua Townhouse Association
Waikiki Residents Association

Joseph Magaldi, Jr., Chair
Charles Carole, Vice Chair
John Valera
Tom Dinell
Deb Luning
Chad Taniguchi
Marcia Linville
Bert Narita
Ron Lockwood
Robert Finley
Larry Hurst
Tom Smyth
Cruz J. Vina, Jr.
Braunsen Kalaikai
Jeanne Ishikawa
Ken LeVasseur
Frank Genadio
Richard Landford
Michael Golojuch
Daisy Murai

Members Absent (Reps):

AARP
American Society of Civil Engineers
Castle & Cooke Homes Hawaii
Citizens for a Fair ADA Ride
Hawaii Centers for Independent Living
Hawaii Teamsters and Allied Workers, Local 996
Hui Kupuna VIP
Institute of Transportation Engineers
Land Use Research Foundation
Leeward Oahu Transportation Management Association
Mestizo Association
NB #01 Hawaii Kai
NB #02 Kuliouou-Kalani Iki
NB #03 Waialae-Kahala

John Goody
Tiffany Hamada
Laura Kodama
Rose Pou
Patti Goeas
Michael Costa
Rose Pou
Sara Toyama
Dave Arakawa
Wynde Yamamoto
Arvid Youngquist
Greg Knudsen
Linda Starr
Lester Fukuda

NB #07 Manoa	Tom Heinrich
NB #14 Liliha	Loy Kuo
NB #15 Kalihi-Palama	Fetu Kolio
NB #18 Aliamanu-Salt Lake-Foster Village	Lynne Gutierrez
NB #23 Ewa	John Gollner
NB #24 Waianae Coast	Greg LeGros
NB #25 Mililani-Waipio-Melemanu	Dick Poirier
NB #35 Mililani Mauka-Launani Valley	Alan Suwa
North Shore Chamber of Commerce	Bob Schieve
Pacific Resource Partnership	Paul Migliorato
Tax Foundation of Hawaii	Randall Hiu

Guests Present:

Gil Riviere	Citizen
Reed Matsuura	Councilmember Martin
Harrison Rue	Department of Planning and Permitting
Kathy Sokugawa	DPP
Michael Formby	Department of Transportation Services
Shirley Landford	Neighborhood Board #36
Wes Frysztaki	Weslin Consulting Services

OahuMPO Staff Present: Marian Yasuda

Chair Joseph Magaldi called the meeting to order at 3:30 p.m.

1. Overview of the City and County of Honolulu's Transit-Oriented Development Plan

Chair Magaldi introduced Michael Formby, Director, Department of Transportation Services.

Mr. Formby thanked the CAC for attending this special meeting. He emphasized the importance of the CAC's engagement and the impact of its input into the planning process. Mr. Formby introduced the City's new Transit-Oriented Development (TOD) Administrator, Harrison Rue. Mr. Rue stated that he looks forward to continued work with the CAC.

Mr. Formby introduced Kathy Sokugawa, Department of Planning and Permitting (DPP). Ms. Sokugawa provided an overview of the City and County of Honolulu's TOD program. The neighborhood TOD plans are similar to the special area plans in that they support the General Plan and growth policies. TOD is one part of a larger system that benefits and serves the entire island. Rail will be a spine of the overall transportation and mobility services of the City and County of Honolulu.

Honolulu's TOD vision is to create a high-quality, healthy, and diverse lifestyle and walkable, lively, age-friendly neighborhoods. Connecting jobs with goods, services, and open-spaced recreational areas will help to enhance and revitalize transit-enhanced communities.

Currently, DPP is in the process of developing the vision and the plans for TOD or transit-enhanced neighborhoods. Soon, they will be determining zoning solutions, infrastructure capacity, incentives for implementation, and developer negotiations for TOD projects, while

continuing to improve neighborhoods and provide ongoing community support.

The eight neighborhood TOD plans will be customized for the unique qualities and traits in each community. The higher market interest and amount of land available will allow for higher density and greater development in the plan. Highest densities and heights will be concentrated in the closest proximity to the train station. There will be full integration of bicycles, pedestrians, bus routes, with the rail route. The transit experience will be seamless.

In developing each of the TOD plans, DPP conducted interviews with stakeholders, sent written surveys to community members, formed advisory committees, and held multiple public meetings. They looked at the economics of each neighborhood, inventoried the infrastructure, and took walking tours of each neighborhood.

Ms. Sokugawa provided artist renderings of possible TOD solutions to specific neighborhoods around Oahu. DPP will be looking at new financing, incentives, and zoning to make TOD successful in creating transit-enhanced communities.

Discussion Highlights:

[Unless otherwise noted, questions were answered by Ms. Sokugawa]

- Frank Genadio questioned why DPP is opposed to higher-density development in West Oahu to increase the rail ridership.
- In response to a question by Larry Hurst: The buildings around the Ala Moana station height will be 400 feet; the station itself will be at the level of the shopping center.
- In response to a question by Braunsen Kalaikai: The performance of TOD success can be measured by looking at the lack of change in the urban growth boundaries. Tracking affordable housing within the corridor is also an indicator of success.
- In response to a question by Marcia Linville: Affordable housing is defined as 120 percent of the median income (\$120,000 for a family of four).
- In response to a question by Tom Smyth: The City has no urban renewal aspirations, such as condemning land to clear blocks of property. Residential areas with many land owners are taken out of the redevelopment plans. Future land assembly in commercial areas may be considered.
- In response to a question by Gil Riviere: DPP has not yet started the Pearl Harbor plan.
- In response to a question by Tom Dinell: Construction costs of high-rise and mid-rise development and feasibility has not yet been fully vetted. That will be examined closely in the future.

Ms. Sokugawa asked those present to say one word describing their feelings about TOD. The following are some of those words:

Rewrite	Skeptical	Challenging	Wave of the future
Potential	Patience	Safe	Aesthetics
Financial ability	Adaptable	Hopeful	Happening
Ridership	Better	Walkable	Problematic
Interesting	Community	Transformational	Vision

The meeting was adjourned at 4:30.