



## MINUTES

**Transit Oriented Development Committee Meeting  
September 1, 2011, 8:00 A.M.  
Mission Memorial Annex Conference Room  
550 South King Street, Honolulu, Hawaii**

PRESENT: William "Buzz" Hong      Keslie Hui  
Ivan Lui-Kwan                      David Tanoue  
Don Horner                              Wayne Yoshioka

ALSO IN ATTENDANCE: Toru Hamayasu                      Councilmember Breene Harimoto  
Joyce Oliveira                      Brandon Elefante  
Gary Takeuchi                      William Spiegelberg  
Ken Caswell                          Lance Takehara  
Lee Cranmer                          Vincent Shigekuni  
Kathy Sokugawa                      Terrance Ware  
Chris Deuchar                          Pat Lee  
Russell Honma                          Joseph Magaldi, Jr.  
Bruce Tsuchida

EXCUSED: Glenn Okimoto

I. Call to Order by Committee Chair

At 8:04 A.M., the meeting of the Transit Oriented Development Committee was called to order by Committee Chair William "Buzz" Hong.

II. Public Testimony

Mr. Hong called for public testimony. No public testimony was offered.

III. Approval of the Minutes of the July 28, 2011 Committee Meeting

Board Member Keslie Hui called for the approval of the minutes of the July 28, 2011 TOD Committee meeting. There being no objections, the minutes were unanimously approved.

#### IV. Report by HART Staff on Transit Oriented Development

Interim Executive Director Toru Hamayasu introduced Ken Caswell, Chief Architect for the Project. Mr. Caswell showed diagrams depicting the Kaka'ako station area before and after TOD and discussed how the station might be integrated into the surrounding neighborhood.

Mr. Hong asked who is the owner of the property in the immediate station area. Board Member David Tanoue indicated that the Howard Hughes Corporation owns the property, and noted that Howard Hughes' plans envisioned the station being further mauka than the City's plans. Mr. Caswell stated that there are some limitations on where the station can be placed due to the need for a straight track segment to run along the station platforms.

Board Member Don Horner asked when the property under the Kaka'ako station might be acquired. Mr. Hamayasu replied that the property owners were contacted several years ago, and that land acquisition would occur within the next few years.

Mr. Hui expressed concern that after land is acquired for the station, a triangular-shaped area would remain at the corner of Ward and Queen Street. Mr. Hamayasu replied that the triangular-shaped area is actually a separate parcel.

Mr. Horner asked whether it would be possible to move the station further in the Diamond Head direction. Mr. Hamayasu replied that such a decision would need input from engineers due to the curves in the guideway that might be required, and noted that the decision on the current station location was based on the City's desire to minimize the impact to small businesses along Queen Street. Mr. Hamayasu also indicated that if the station is to be moved entirely, such as across a street, a supplemental EIS may be required.

Mr. Horner stated that stakeholder involvement will be key to producing successful TOD outcomes in this location.

Board Member Ivan Lui-Kwan asked how the Kaka'ako station fits into the Ward Neighborhood Master Plan. Mr. Tanoue replied that the Master Plan envisions higher density with mixed use commercial and residential condominiums, but noted that the City does not have zoning authority in Kaka'ako. Mr. Tanoue also stated that once construction begins on the rail line, landowners will feel more confident in their efforts to construct TOD projects.

Mr. Lui-Kwan asked what is being done in regard to iwi in the Kaka'ako area. Mr. Hamayasu replied that the first phase of archaeological analysis—a search of literature—was completed, and did not show any known grave sites in the alignment. Mr. Hamayasu also stated that further investigations will take place.

Mr. Hong requested that HART provide updates on each station and provide a schedule for each station's plans. Mr. Hamayasu replied that each monthly report provides such a schedule, and that it can be found on page 11 of the June 2011 Monthly Report.

Mr. Horner asked what the date and cost is for the land acquisition at the Kaka'ako Station. Mr. Hamayasu replied that acquisition is scheduled for the next couple of years. Mr. Hamayasu further stated that the current budget bases costs on the 2009 tax assessed value of the property, and noted that while costs were lowered in the latest financial plan, the contingency was increased. Mr. Hong requested that such information be provided in the station updates and schedules.

#### V. Briefing by Councilmember Ikaika Anderson

Councilmember Ikaika Anderson, Chair of the City Council's Zoning and Planning Committee, thanked the HART Board Members for their volunteer service to the community, and reiterated the willingness of the Zoning and Planning Committee to work with the HART Board.

#### VI. Report by DPP Staff on Transit Oriented Development

Terrance Ware, TOD Administrator at DPP, reported that draft neighborhood plans had been finalized for several stations, including East Kapolei, UH West Oahu, Ho'opili, West Loch, Pearl Highlands, and Pearlridge. He also reported that due to the large number of stations where the City has control over zoning, it will take a lot of time to submit proposed revisions to the Land Use Ordinance. He further reported that some TOD plans such as Waipahu will be revisited to re-engage the community.

Mr. Lui-Kwan asked what has been done to engage local firms in the TOD planning process. Mr. Tanoue stated that when the first RFP was issued, only one firm applied because the RFP required a transit planning background. Mr. Tanoue noted that local firms have been encouraged to partner up and apply.

Mr. Ware also reported that the City has received a Community Challenge Grant to examine affordable housing issues relating to transit.

Mr. Hui thanked Mr. Ware and asked if there are any remaining "low hanging fruits" relating to public-private partnerships to be addressed by DPP. Mr. Ware replied that there are three ways for public-private partnerships to occur: establishing zoning that the community wants, building community consensus, and understanding the costs.

Mr. Hui stated that there is private sector support for TOD and that there may be opportunities on the state level to help with financing. Mr. Tanoue stated that a proposal for 0% loans for TOD areas has gone before the legislature.

Mr. Lui-Kwan stated that a great deal of interest in TOD was expressed at a recent meeting of legislators and the Public Lands Development Corporation.

Mr. Hong asked how long it might take to develop TOD plans for all the stations. Mr. Tanoue replied that his department and consultants are working to develop plans for different station types to allow them to look thematically at issues such as parking or pedestrian connections.

#### VII. Proposed Area of Responsibility for TOD Committee

Mr. Lui-Kwan proposed that the first bullet be changed to read “Oversee the Authority’s efforts to create, *promote*, and *assist* Transit Oriented Development (TOD) near HHCTCP stations including:” and also proposed that the third bullet be changed to read “Identify and develop recommendations addressing impediments to creating, *promoting*, and *assisting* transit oriented development.”

Mr. Horner moved the motion to amend the draft area of responsibility for the TOD committee. Mr. Lui-Kwan seconded the motion. The motion carried unanimously.

Mr. Hong requested that HART staff work to identify incentives and barriers for TOD.

#### VIII. Upcoming TOD Conferences

Mr. Hong reported that the Rail~Volution 2011 Conference will be held from October 16 to October 19 in Washington, D.C., and asked whether HART or DPP staff will be attending.

Mr. Tanoue replied that DPP planned to send two planners for educational purposes, and stated that the ULI also holds conferences, which tend to be focused on financing and development. He stated that he had previously attended a Rail~Volution Conference, and recommended that other members of the Board attend.

Mr. Hamayasu stated that he does have a travel budget, but did not intend to send HART staff. He recommended that Board members attend Rail~Volution for educational and networking purposes, and noted that since the conference is in Washington, D.C., attendees will have the opportunity to see the effects of TOD first-hand. He also recommended that Board members consider attending APTA conferences.

Mr. Hui reported that he had been approached by a private sector sponsor who offered to pay for his trip. Mr. Hamayasu stated that it might be better for transparency purposes that trips like these be funded by HART.

Mr. Hong asked which Board members might be interested in attending the Rail~Volution conference. Mr. Hui and Mr. Lui-Kwan volunteered to attend. Mr. Lui-Kwan indicated his willingness to fund the cost of his trip from his own resources. Mr. Horner moved that the Board work with Corporation Counsel to obtain ethics approval for two Board members to travel to the Rail~Volution Conference, in accordance with the HART budget. Board Member Wayne Yoshioka seconded the motion. The motion passed unanimously.

IX. Scheduling of Subsequent Committee Meeting(s)

Mr. Hong proposed that the TOD committee meet monthly. Mr. Lui-Kwan seconded the proposal. There being no other suggestions, the committee will meet monthly.

VII. Adjournment

Russell Honma offered testimony on privatization, development, and the varying guidelines on private lands, state and city lands, and federal lands. Mr. Honma expressed concerns about investors encountering problems with permitting and documentation, and suggested that HART work to facilitate cooperation with other agencies.

Having completed all Committee business, Mr. Hong called for the meeting of the Transit Oriented Development Committee to be adjourned. Hearing no objections, Mr. Hong adjourned the meeting at 9:43 A.M.

Respectfully Submitted,



---

Tyler Dos Santos-Tam  
Board Administrator

Approved:



---

William "Buzz" Hong  
Chair, Transit Oriented Development Committee

NOV - 3 2011

---

Date