



HONOLULU AUTHORITY for RAPID TRANSPORTATION

MINUTES

**Transit Oriented Development Committee Meeting
Kapolei Hale, Conference Room B
1000 Uluohia Street, Kapolei, Hawaii
Thursday, January 29, 2015, 9:00 am**

PRESENT:	William “Buzz” Hong George Atta	Ivan Lui-Kwan Donald G. Horner
ALSO IN ATTENDANCE: (Sign-In Sheet and Staff)	Dan Grabauskas Brennon Morioka Gary Takeuchi Mel Kahele	James Castillo Joyce Oliveira Andrea Tantoco Cindy Matsushita
EXCUSED:	Keslie Hui Robert “Bobby” Bunda	Michael Formby

I. Call to Order by Chair

Transit Oriented Development (TOD) Committee Chair William “Buzz” Hong called the meeting to order at 9:05 am.

II. Public Testimony on All Agenda Items

In consideration of the guest speaker’s schedule, Mr. Hong suggested deferring public testimony until after the presentation. There were no objections.

III. Approval of Minutes of the October 23, 2014 Meeting of the Transit Oriented Development Committee

Mr. Hong called for approval of the October 23, 2014 minutes of the TOD Committee. There being no corrections or additions, the minutes were approved.

IV. Presentation by Donna Kiyosaki, Vice Chancellor for Administration of the University of Hawaii West Oahu

Mr. Hong introduced University of Hawaii West Oahu (UHWO) Vice Chancellor for Administration Donna Kiyosaki, who would be giving a presentation regarding the

Transit Oriented Development Committee Minutes
January 29, 2015

university's long range plans. A copy of the presentation is attached hereto as Attachment A.

Ms. Kiyosaki said that at the previous legislative session, there were efforts to take land away from UHWO, which had been deeded lands by Campbell Estate for the university. A land task force grew out of that conversation, which focused on updating UHWO's land plan.

Ms. Kiyosaki summarized the UHWO land holdings, which include 991 acres mauka of the H-1 freeway, and 500 acres makai of the freeway. The group first examined the demographics of the Ewa area. 30% of the population is under the age of 18, and area schools within the UHWO service zone have large enrollments.

Ms. Kiyosaki said that the State of Hawaii's goal is to have 55% of working adults with two or four-year college degrees by 2025. She said that UHWO has experienced double-digit increases in enrollment in the past several years, and is expected to reach an enrollment of 20,000 in 20 years. UHWO serves a workforce development role, focused on student learning and achievement, not research.

Ms. Kiyosaki summarized a case study of similar universities' master plans, including the University of California Merced, California State University East Bay, Nevada State College, and University Park Town Center near Chula Vista, California.

Ms. Kiyosaki said that the challenge posed to UHWO is how it can take advantage of being in the center of other planned development, such as Hoopili. She outlined UHWO's conceptual plan, which includes 300 acres of the makai parcel for campus uses, including athletics, mixed uses along the rail line on Kualakai Parkway, and housing for the university community. Eventually rail will transport students and faculty back and between UHWO and other university campuses, hopefully including the University of Hawaii at Manoa.

In the mauka area, UHWO is considering utilizing the parcel for a photovoltaic farm. Ms. Kiyosaki pointed out the Honouliuli Internment Camp site, which Monsanto would be deeding to the National Park Service. The Park Service would be providing UHWO with a right of entry to the site for its anthropology program.

Ms. Kiyosaki provided an overview of the rail station touchdown, which will include 300 interim parking spots at a temporary park and ride along Kualakai Parkway.

Ms. Kiyosaki announced that she will be taking on a new role as the Associate Vice President of Administration of the University of Hawaii system. Mr. Hong thanked Ms. Kiyosaki for her presentation and congratulated her on her new position.

Committee member Donald Horner commented on the large enrollment of Campbell High School, and Mr. Hong noted that athletics was very important to students. Ms.

Transit Oriented Development Committee Minutes
January 29, 2015

Kiyosaki agreed and noted that UHWO also had a growing creative media program that provided a continuation for Waianae High School's strength in that area.

Committee member George Atta asked whether UHWO would offer graduate degrees. Ms. Kiyosaki replied that it would, but it was undecided which degrees would be offered. Mr. Atta commented that as the workforce becomes better educated, it made sense to offer higher degrees. Ms. Kiyosaki said that UHWO offers various programs that allow for a seamless transition from community colleges to UHWO.

Committee member Ivan Lui-Kwan asked about the 202 of unusable acres in the mauka parcel. Ms. Kiyosaki said that the 202 acres is in the Kaloi Gulch, which is difficult to develop, and would require creative ideas to do so.

Mr. Hong thanked Ms. Kiyosaki for her presentation.

Mr. Hong called for public testimony.

Barbra Armentrout and Rose Pou both testified requesting that meeting agendas be sent in a timely fashion.

Russell Honma provided testimony proposing a transit development fund for infrastructure costs. Mr. Hong thanks Mr. Honma for his input and requested that he put his proposal in writing for the committee.

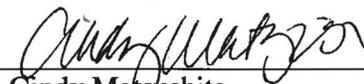
V. Executive Session

There was no need for executive session.

VI. Adjournment

Mr. Hong adjourned the meeting at 9:30 a.m.

Respectfully Submitted,



Cindy Matsushita
Board Administrator

Approved:



William "Buzz" Hong
Chair, Transit Oriented Development Committee

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Date

ATTACHMENT A



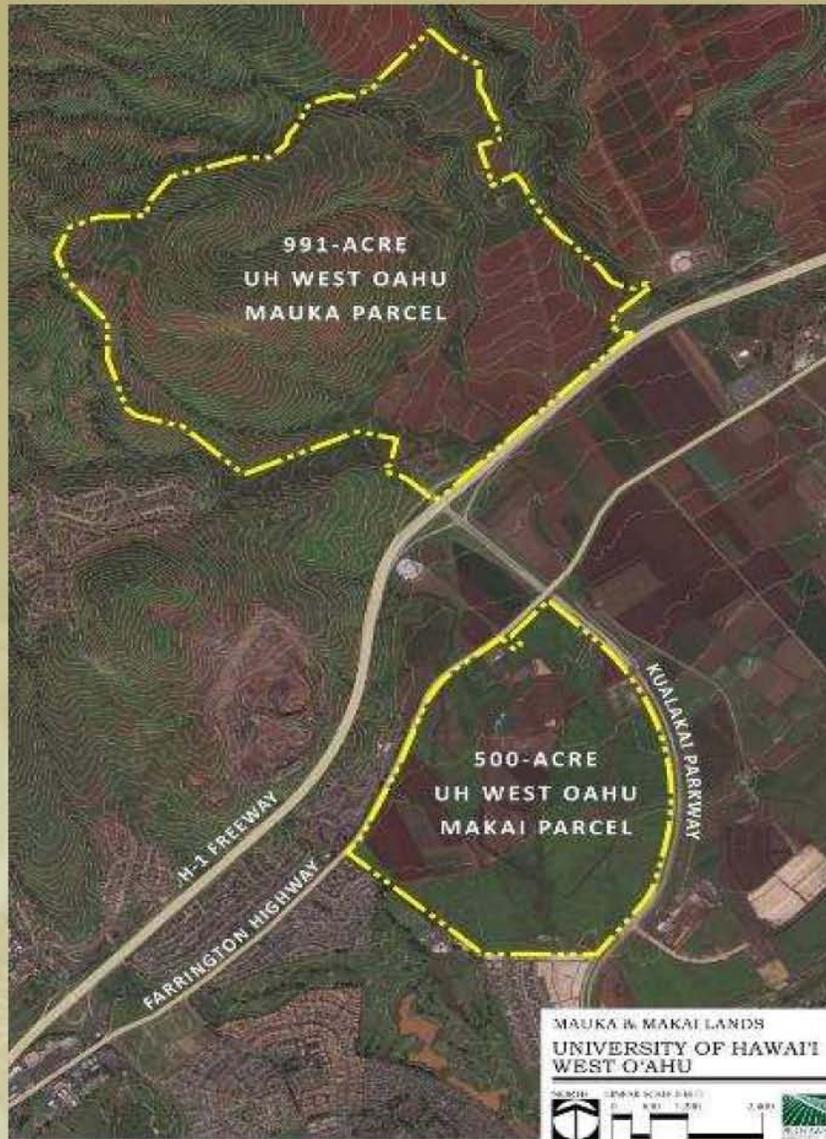
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STRATEGIC LAND PLAN

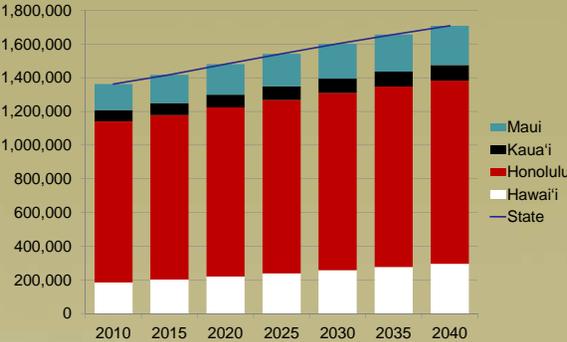
UHWO Property



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Demographics

State Population Projections



The City & County of Honolulu will have **130,925 more residents in 2040** which is a **14% increase over 2010**

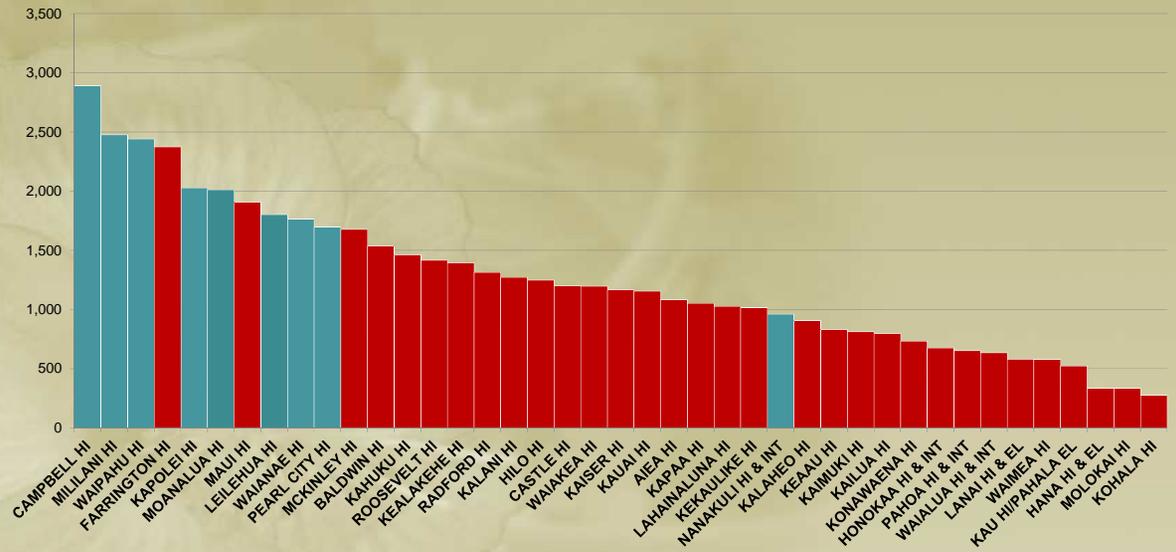
15% of O'ahu's population **2035**



7% of O'ahu's population **2000**

'Ewa's Regional Growth

- Over the past 20 years, 'Ewa's resident population expanded at an **annual rate of about 1.7 percent, twice the statewide average**
- Population projected to grow **from 68,700 in 2000 to 164,000+ by 2035**
- Addition of **35,000+ homes (168%↑ from 20,800 in 2000)**
- Job growth **87,000+ non-construction jobs (430%↑ from 16,400 in 2000)**
- 'Ewa region has a relatively young population with **over 30% under age 18.**



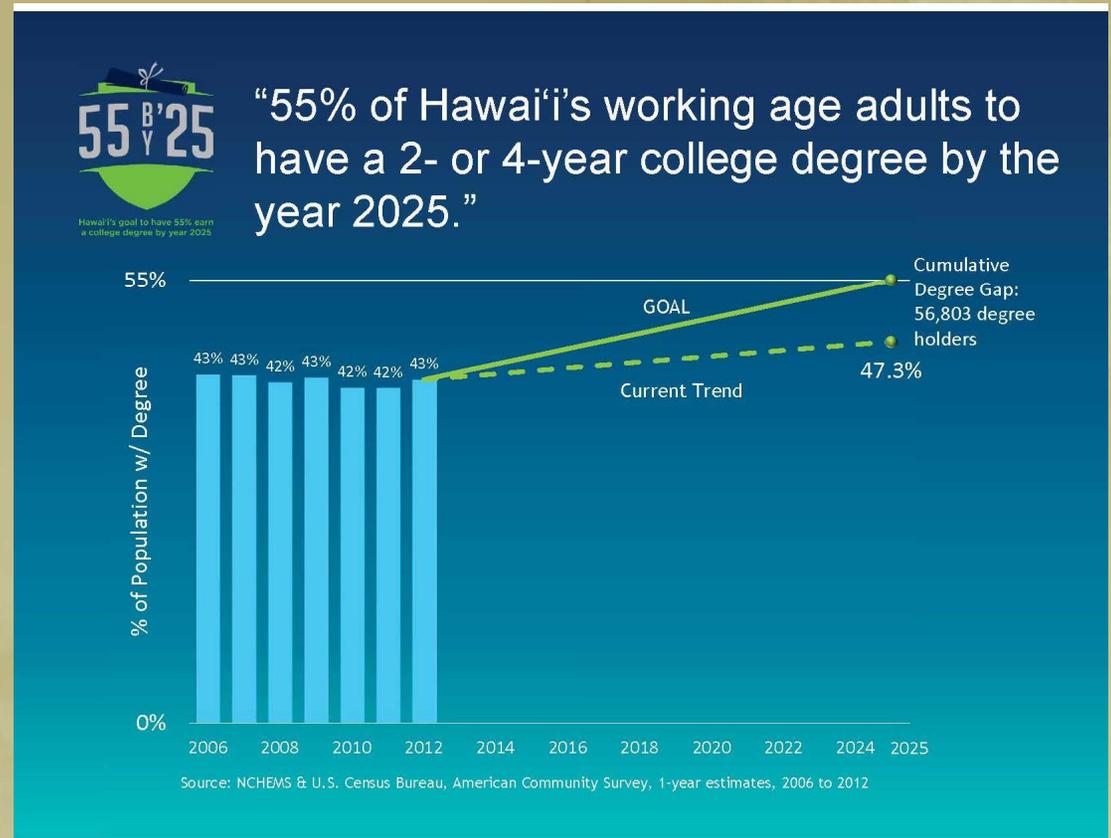
Campus Role

Statewide Higher Educational Initiatives

- Hawai'i Graduation Initiative-Increase the number of UH graduates by 25% by the year 2015 (10,500 graduates in 2015)
- 55 by '25 Campaign-Statewide goal of having 55% of working-age adults hold a two- or four-year degree by the year 2025

UHWO Campus Role and Growth

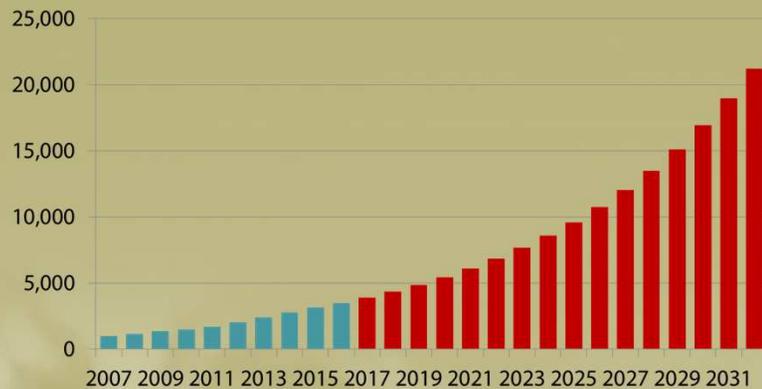
- Liberal arts and professional studies focus
- Student-centered, teaching and learning with focus on student success and workforce development
- Collaboration and partnerships with other UH system campuses (community colleges 2+2), DOE schools and businesses in the region
- Campus facilities operating at capacity



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UHWO's FUTURE

Enrollment Growth



UHWO Campus Growth from 971 in 2007 to over 2,700 in 2014; average of 16% growth per year

Going Forward

UHWO:

- Plays a **key role in the UH system** by addressing the **demand** for higher education in the State and for a rapidly growing region
- Provides **access to a bachelor's degree** for students that may not have access to such opportunity within the **region** and on the **neighbor islands**
- Is **critical to success** of UH's Hawai'i Graduation Initiative and the P-20 Council's 55 by '25 initiative
- Has **established partnerships** with State agencies and businesses in the region to enhance educational opportunities and address workforce training for the region



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COMPARISON OF UNIVERSITY ENROLLMENTS AND CAMPUS SIZES



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CASE STUDY | University of California, Merced



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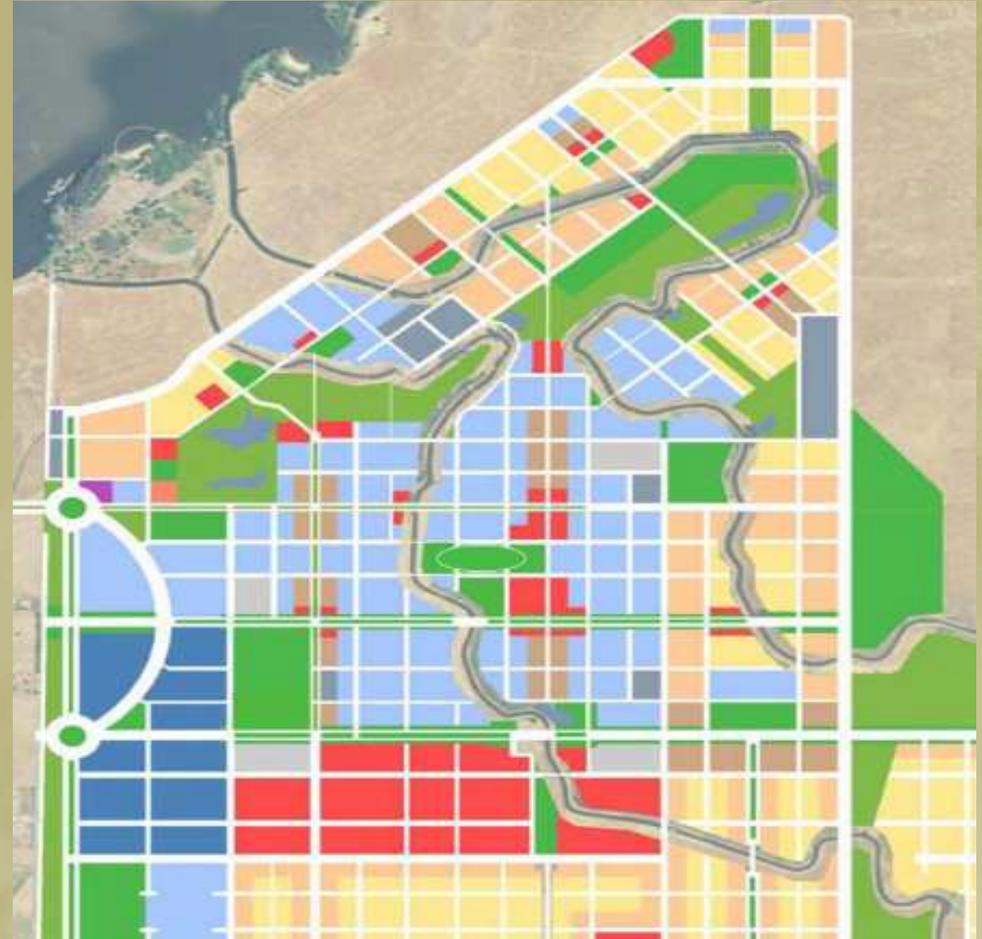
CASE STUDY | University of California, Merced

Planned Enrollment: 25,000

Land Area Summary

- Academic Core: 200 ac
- Campus Services: 40 ac
- Student Neighborhoods: 225 ac
 - Housing 70 %
- Parking: 110 ac
- Athletics and Recreation: 140 ac
- Passive Open Space: 100 ac

Total: 815 acres



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CASE STUDY | UC Merced

- Current enrollment 6,000
- PPP / Master Developer for 100% of projected facilities needs to 10,000 FTE
- Design/build for student housing



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CASE STUDY | California State University East Bay



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CASE STUDY | California State University East Bay

Main Campus

**Current Enrollment:
12,000**

**Planned Enrollment:
18,000**

Land Area Summary

- 364 acres total
(includes steep/unbuildable natural reserve)
- 234 acres developable

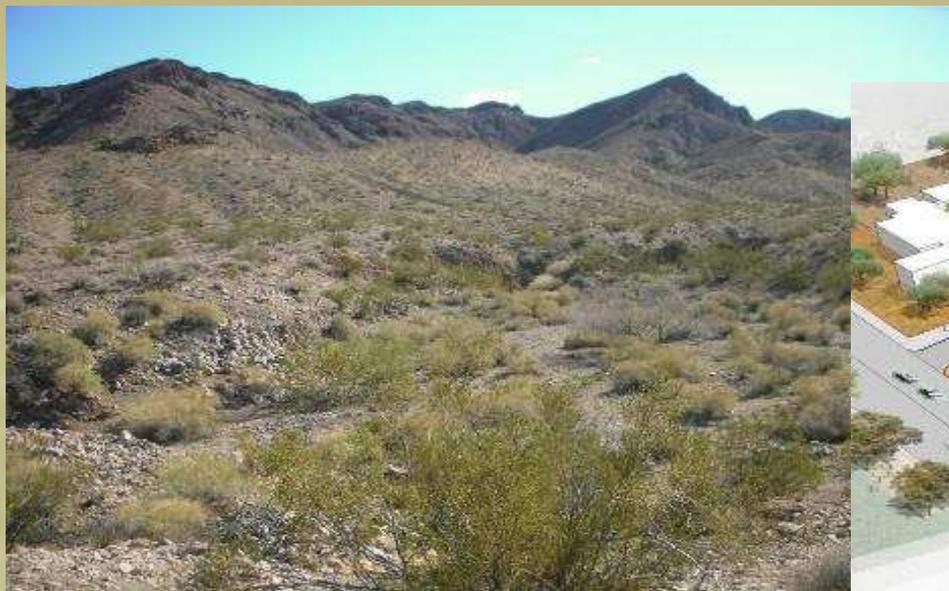


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CASE STUDY | Nevada State College

Nevada System

- University of Nevada Reno
- University of Nevada Las Vegas
- ***Nevada State College***
- Community Colleges



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CASE STUDY | Nevada State

Current Enrollment:
3,500

Planned Enrollment:
26,000

Land Area Total: 509

- **Campus: 350 acres**
- **Reserve/Other: 150 acres**



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CASE STUDY | University Park and Town Center

Multi-institution site

- Community college
- State University
- Private colleges
- International universities

Campus site: 350 acres

University town center:

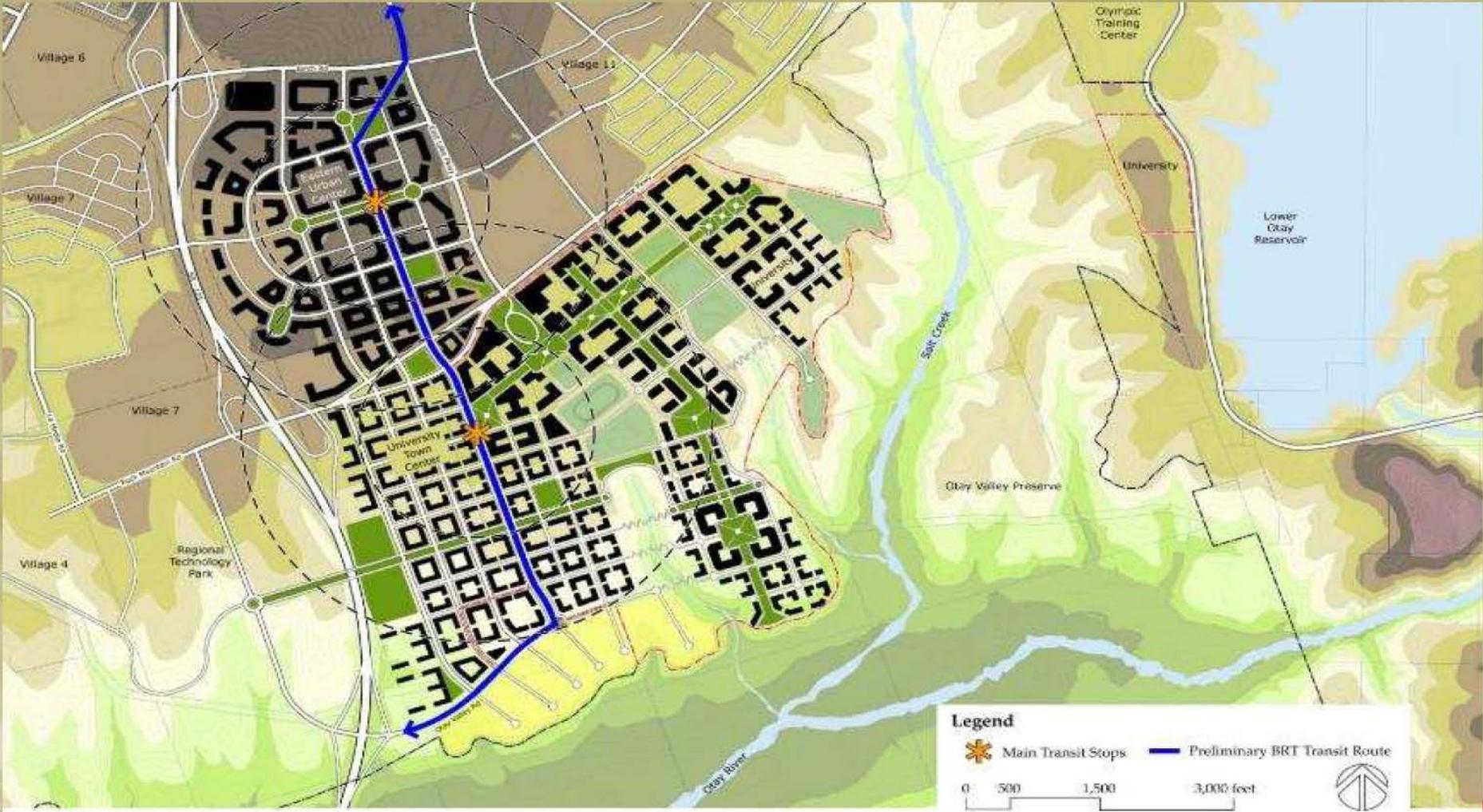
- Mixed use , pedestrian-oriented, “main street”

Enrollment capacity: 15,000 – 20,000

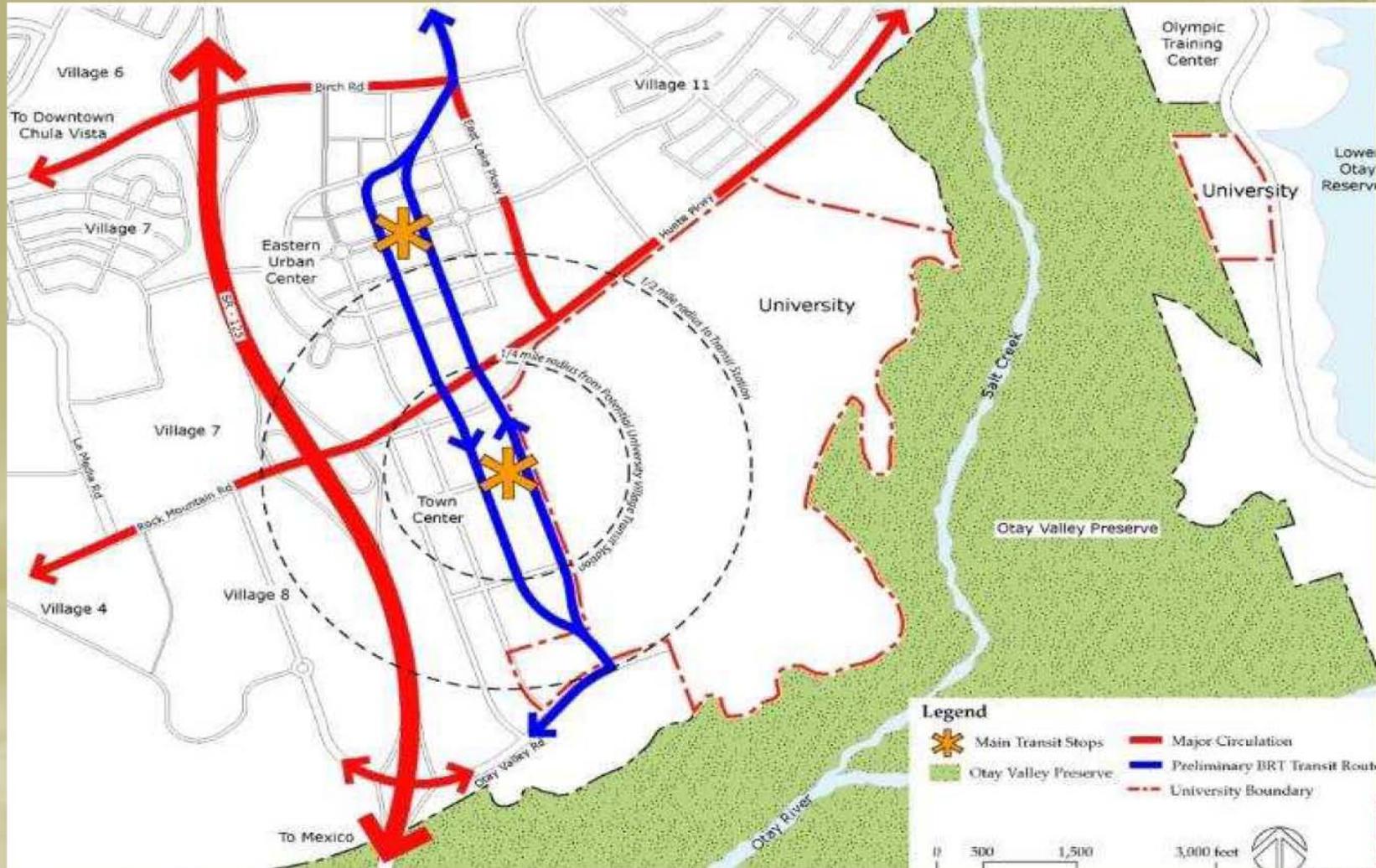
On site student housing: 30%



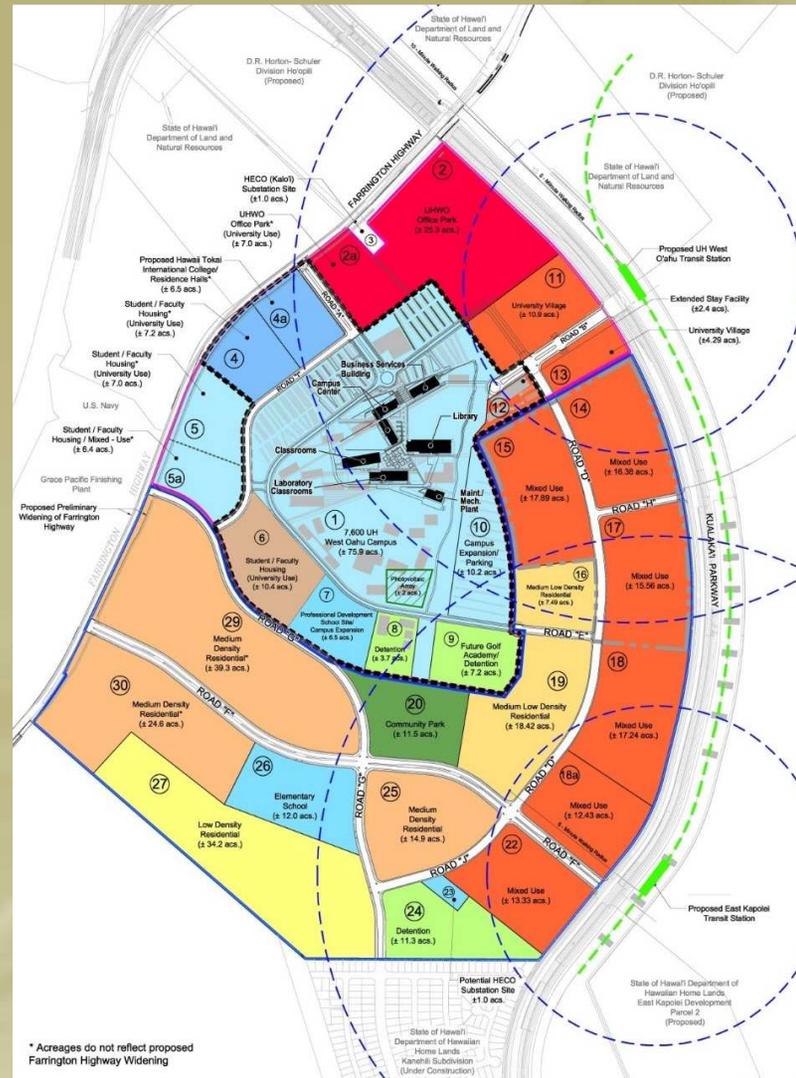
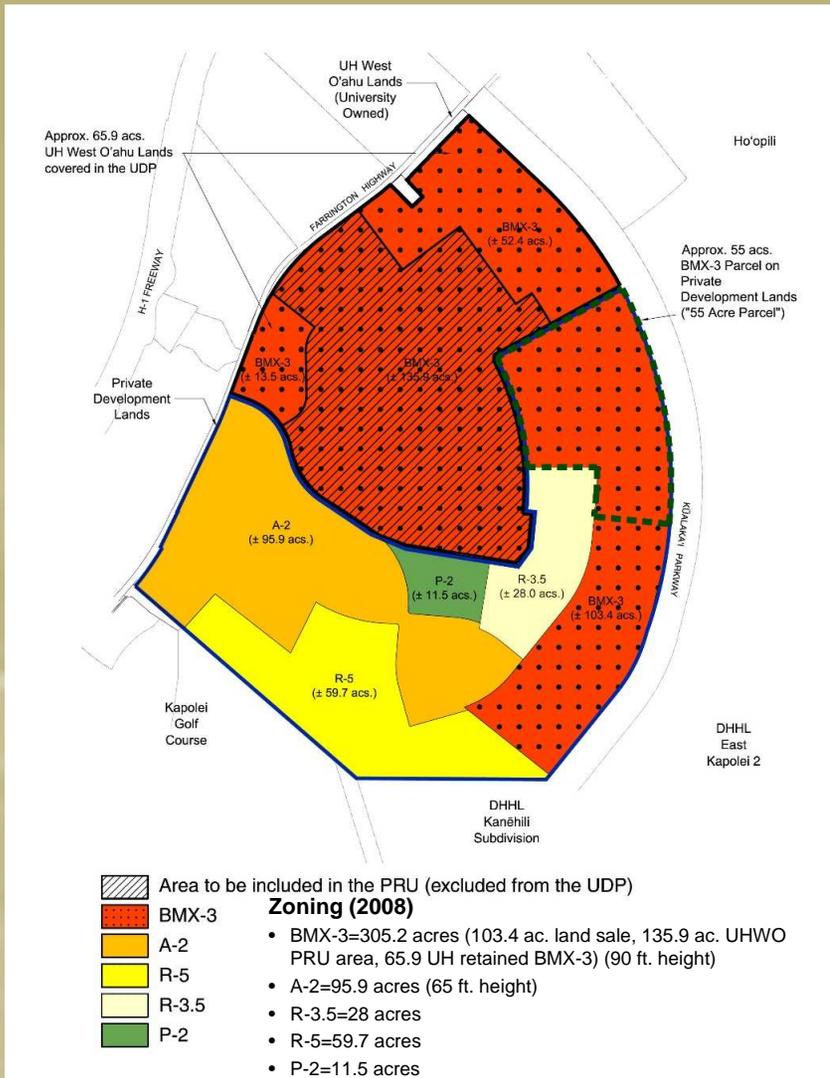
CASE STUDY | University Park and Town Center



CASE STUDY | University Park



Existing Master Plan and Zoning



Conceptual Plan

Land Use Summary

Makai Lands

Approx. Acreage

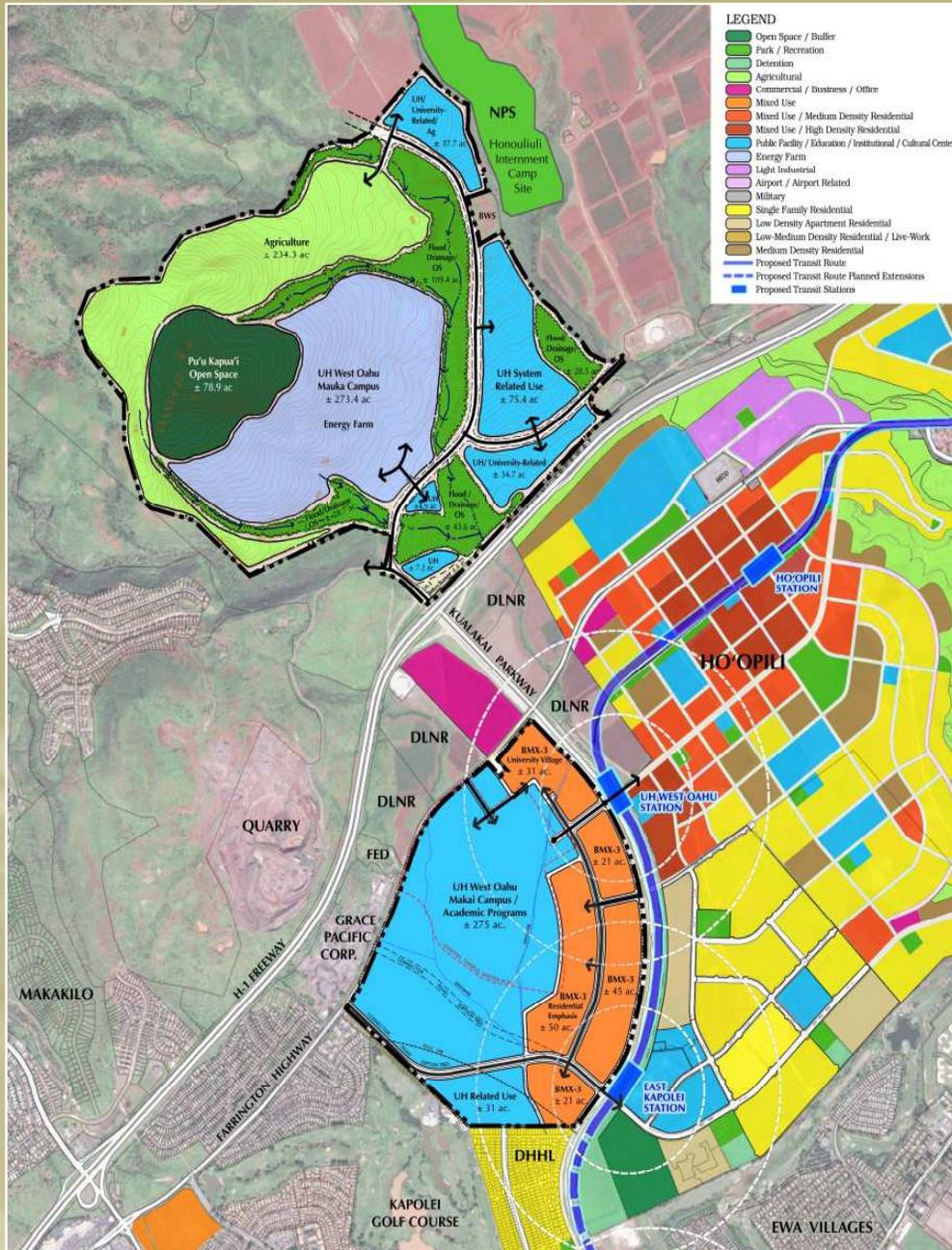
Campus / Academic Programs and Uses	±	306
BMX-3 Mixed-Use	±	168
Roads/Others	±	24
Makai Lands Subtotal:	±	498

Mauka Lands

Approx. Acreage

Photovoltaic (PV) Energy Farm	±	250
Agriculture	±	234
UH/University-Related Uses	±	160
Pu'u Kapua'i	±	102
Flood/Drainage/Open Space	±	202
Roadway	±	38
H-1 Interchange	±	4
Mauka Lands Subtotal:	±	991

TOTAL: ± 1,489



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HART Station Touchdown



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Temporary Park & Ride and Commercial Development Study

