



MINUTES

**Transit Oriented Development Committee Meeting
Ali'i Place, Suite 150
1099 Alakea Street
Honolulu, Hawaii 96813
Thursday, July 30, 2015 9:00 am**

PRESENT:	William "Buzz" Hong Donald G. Horner Michael Formby	Ivan Lui-Kwan George Atta
ALSO IN ATTENDANCE: (Sign-In Sheet and Staff)	Daniel Grabauskas Darrell Young Barbra Armentrout Russell Honma	Joyce Oliveira Andrea Tantoco Cindy Matsushita Gary Takeuchi

I. Call to Order by Chair

Transit Oriented Development (TOD) Committee Chair William "Buzz" Hong called the meeting to order at 9:00 a.m.

II. Public Testimony on All Agenda Items

Mr. Hong called for public testimony. There was none.

III. Approval of Minutes of the March 12, 2015 Meeting of the Transit Oriented Development Committee

Mr. Hong called for the approval of the minutes of the March 12, 2015 TOD Committee meeting. There being no corrections, additions or changes, the minutes were approved.

IV. Presentation by Darrell Young of the State Department of Transportation, Harbors Division on Transit Oriented Development Coordination with Hawaii Community Development Authority

Darrell Young of the State Department of Transportation, Harbors Division, made a PowerPoint presentation, attached hereto as Attachment A. Mr. Young said that it was the

mission of the Harbors Division to manage the Department of Transportation's ports. He said that pursuant to the 2008 Hawaii Harbors Modernization Plan, bonds were sold in 2010 to fund improvements on Oahu, Maui and Hawaii. Mr. Young outlined the Port Hawaii Forward program, under which fees, tariffs, and rent are re-invested into port Hawaii system. He spoke of the need to balance costs of needed upgrades while minimizing cost increases for consumers. He said that in the future, new revenue generating alternatives must be explored to fund upgrades.

Other strategies include creating efficiencies and cost savings for harbor users to offset tariff increases, looking at energy savings, and repurposing properties at the Kapalama Container Terminal.

Partnership with the Aloha Tower Development Corporation (ATDC), which governs parcels between Piers 10/11 and 5/6, will help achieve that goal. The ATDC will leverage Aloha Tower's proximity to the City's TOD downtown plan, and supports mixed use development downtown. Mr. Young said that the Sustainable Transportation Initiative (STI) looks at properties within area that have been underutilized as shipping needs have changed. ATDC's effort is focuses on linking the airport to downtown by reinvigorating the downtown area for walkability and bikeability.

Mr. Young highlighted the Hawaii Pacific University dormitories that would soon open at Aloha Tower. He said that different options, including a pedestrian mall on Aloha Tower Drive, were being explored. He detailed different visions for the adjacent Channel Street as well.

Committee member George Atta asked about the possibility of another ferry system. Mr. Young said that any ferry would have to be heavily subsidized, but that the option is being explored. Challenges include competing with low-cost airlines and fighting winter ocean swells. At present, although HDOT was not setting aside space for a ferry, parcel D on the STI map could absorb such a use.

Committee member Donald G. Horner asked about the Harbors Division's conversations with HART regarding the Downtown Station. Mr. Young confirmed that the organizations had been in discussions. Mr. Horner asked about park and rides. Mr. Young said that HDOT is open to discussions, and that parcels J and K were possible locations.

Committee member Michael Formby said that he supported the Harbors Division's efforts to support multi-modalism and downtown development.

Mr. Young introduced his team members Dre Kalili and Puni Chee.

Barbra Armentrout provided testimony regarding the need for adequate HandiVan pickup locations. Mr. Young said that they are exploring the possibility of having buses and HandiVans go through the Harbors building as they come off Nuuanu Avenue.

Ms. Armentrout expressed her concern that a tsunami would affect rail.

V. Discussion Regarding Potential Transit Oriented Development Staffing

Mr. Hong called for public testimony.

Russell Honma provided testimony urging the Harbors Division to look into the possibility of a word trade center in Hawaii.

Mr. Hong said that he had requested a discussion of staffing HART with someone able to assist with TOD.

Mr. Atta said that although he felt time was a little short for a public-private partnership (PPP) at the Pearl Highlands Parking Garage, he recommended that requests for information and requests for qualifications be more general to allow the private sector to exercise its creativity.

Committee member Ivan Lui-Kwan spoke of the importance of TOD, and the need for someone to implement TOD and put plans into action. However, he requested that Mr. Grabauskas investigate funding for such a position.

Mr. Grabauskas said that HART's planning and right of way staff does not currently contain someone with the type of expertise being requested. He said he would do an analysis and report back.

Mr. Hong commended Director of Planning and Right of Way Elizabeth Scanlon and Deputy Director of Right of Way Morris Atta on the TOD fact sheets they presented, and said that a TOD staff person would assist in implementing the potential represented in the fact sheets.

Mr. Horner said that HART's role in TOD vis a vis the Revised Charter of the City and County of Honolulu must be defined. To the extent that HART is tasked by the Charter with promoting TOD, Mr. Horner said he would support a staff member dedicated to that function. He suggested a volunteer from the private sector person to fill that role.

Mr. Lui-Kwan said he and Mr. Horner differed in opinion on HART's role in TOD. He said that the Charter empowers HART to promote, create and assist with TOD. However, he said that he and Mr. Horner are in agreement on the importance of TOD. He suggested that Mr. Grabauskas report back on the matter.

VI. Executive Session

There was no need for executive session.

HART Board of Directors Meeting
July 30, 2015

VII. Adjournment

There being no further business before the committee, Mr. Hong adjourned the meeting at 9:37 a.m.

Respectfully Submitted,



Cindy Matsushita
Board Administrator

Approved:



William "Buzz" Hong
Transit Oriented Development
Committee Chair

Date

11/24/15

ATTACHMENT A

DOT Harbors & Sustainable Transportation in Honolulu

Thursday, July 30, 2015



Our Lifeline for All of Hawaii

- Hawaii imports 80% of its goods, 98.6% of which move through Port Hawaii*
- DOT Harbors manages Port Hawaii to most efficiently move people and goods to, from, and between our islands
- HHUG formed in 2007 to help DOT identify, prioritize, and facilitate Port Hawaii upgrades



* Source: *Size & Growth Potential of Hawaii's Maritime Industry*, Lee & Olive, 1994

Act 200 (2008)

Approved by the Governor
on JUN 20 2008

THE SENATE
TWENTY-FOURTH LEGISLATURE, 2008
STATE OF HAWAII

ACT 200
S.B. NO. 3227
S.D. 2
H.D. 1
C.D. 1

A BILL FOR AN ACT

RELATING TO HARBORS.

BE IT ENACTED BY THE LEGISLATURE

1
2 SECTION 1. To meet
3 harbors division of the
4 provide suitable harbor
5 turn ensures the efficie
6 goods imported into the
7 our state's lifeline. I
8 service the largest shar
9 Hawaii's aging commercia
10 our growing economy, and
11 experiencing competition for berthing rights, fuel,
12 and cruise ship activities, and severe congestion in harbor
13 facilities. Harbor users, the state administration, and the
14 legislature recognize that it is now extremely critical to

“...Hawaii's aging commercial harbor system has not kept pace with our growing economy, and Hawaii's commercial ports statewide are experiencing competition for berthing rights for cargo, fuel, and cruise ship activities, and severe congestion in harbor facilities.”

Harbor Modernization Projects Summary

- 2010 Bond Sale
 - \$150 million for improvements on 3 islands: Oahu, Maui, and Hawaii

Cost Item	Contracted	Pending
Oahu, Honolulu & Kalaheo Projects	\$ 52,587,339	\$ 3,500,000
Maui, Kahului & Hana Projects	1,250,000	15,000,000
Hawaii, Hilo & Kawaihae	58,922,421	3,990,000
HMP CIP Staff Cost	1,755,000	2,931,000
Sub Total	\$ 114,514,760	\$ 25,421,000
Total (Contracted and Pending)		\$ 139,935,760
Balance (Remaining from \$150 million)		\$ 10,275,240

Port Hawaii Forward

- All collected fees, tariffs, and rent are re-invested into the Port Hawaii system
- We must balance the costs of needed port upgrades WHILE minimizing cost increases for consumers
- Moving forward, we must explore new revenue generating alternatives to fund upgrades

Looking forward, we can...

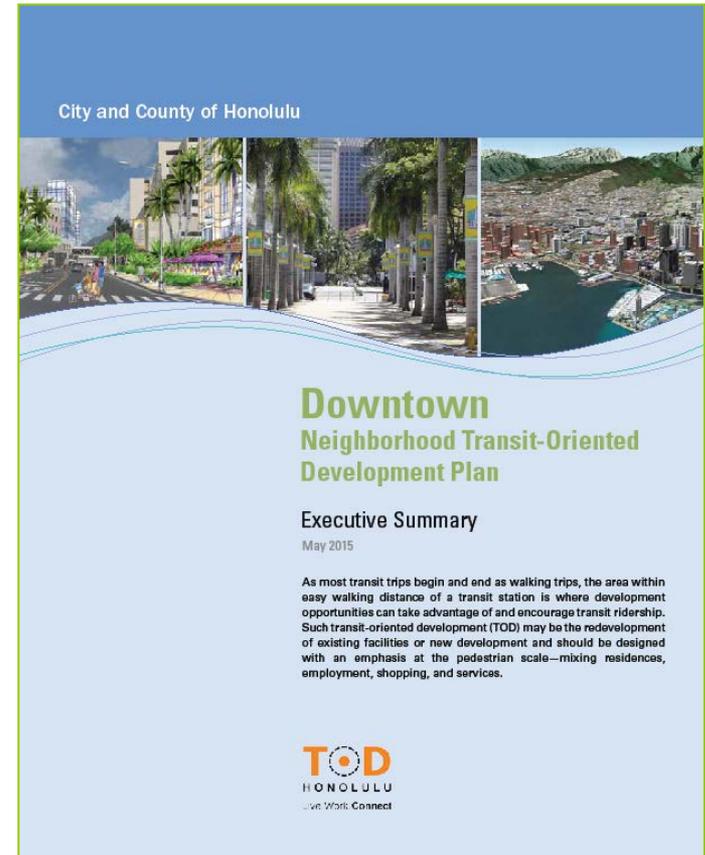
1. **Reinvest** \$10-\$25 million from 2010 bond sale
2. **Issue new bonds:** \$250-\$300 million in 2016, and two more bonds over eight years
3. **Loan cash reserves,** \$50-\$100 million generated from increase tariffs since 2010
4. **Create efficiencies** and cost savings for harbor users to offset tariff increases
5. **Repurpose properties** at KCT to increase rent revenue stream
6. **Partner with ATDC** to implement the STI to create long-term revenue streams from downtown properties

Aloha Tower Development Corporation (ATDC)

- Established in 1981 to:
 - Better serve modern maritime uses
 - Provide public access to/use of waterfront
 - Stimulate commercial activity
- Governs parcels between Piers 10/11 and Piers 5/6
- Provides support for Harbor improvements from its revenues
- New board structure (Act 130, 2015)

ATDC & STI

- Leverages Aloha Tower proximity to City's TOD Downtown plan
- Supports mixed-use development Downtown
- Enhances waterfront
- Connects Fort Street Mall to Aloha Tower
- Expands housing options
- To be incorporated in upcoming Honolulu Harbor Master Plan update (2016)



Aloha Tower & HPU



Pier 11 Today



Pier 11 Vision



Pier 5/6 Today



Pier 5/6 Vision



Channel Street Today



Channel Street Vision

