



MINUTES

**Transit Oriented Development Committee Meeting
July 28, 2011, 10:00 AM
Mission Memorial Annex Conference Room
550 South King Street
Honolulu, Hawaii**

PRESENT: William "Buzz" Hong David Tanoue
Ivan Lui-Kwan, Esq. Wayne Yoshioka
Keslie Hui

ALSO IN ATTENDANCE: Toru Hamayasu Gary Takeuchi
Bob Sumitomo Jeanne Mariani-Belding
Joyce Oliveira Laura Figueira
Terrance Ware Michael Levine
Kathy Sokugawa C. Mike Kido
Kekoa McClellan Paul Migliorato
Ken Caswell Doug Chun

EXCUSED: Don Horner Glenn Okimoto

I. Call to Order by Committee Chair

At 10:04 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. HART Staff Presentation on Transit Oriented Development

Interim Executive Director Toru Hamayasu presented a slideshow reviewing the sections of Article XVII of the City Charter that pertain to Transit Oriented Development, as well as the Memorandum of Understanding between HART and DPP.

Board Member Ivan Lui-Kwan explained that he views HART's role in TOD as defined by Section 17-103 of the Charter as active, not passive. Mr. Hamayasu agreed, but

explained that HART's role is in the areas immediately adjacent to stations, and DPP's role is in the half-mile radius around stations.

DPP Director and HART Board Member David Tanoue stated that it would be helpful to look at DPP's stated functions in the Charter, and pointed to zoning and planning as functions that remain with DPP. He noted that TOD involves the integration of the system into surrounding communities and the maximization of investment into the system; as such, DPP and HART should work together to achieve the best results.

Mr. Hong asked how other cities undertake TOD. Mr. Hamayasu replied that there are many different models in existence.

Mr. Hamayasu explained that HART is not purchasing land in quantity around stations, and intends to take the bare minimum amount of land required. He indicated, however, that if land owners prefer to sell a full parcel, rather than just a portion, then HART might consider such an arrangement if the price is reasonable. He noted that in such instances there is some potential for joint development to occur.

Mr. Tanoue mentioned DTS as a partner in TOD projects because of integration with buses.

Mr. Hamayasu introduced Ken Caswell, Chief Architect for the Project. Mr. Caswell gave a slideshow presentation containing generic, diagrammatic examples of TOD opportunities that HART is currently working on.

Mr. Hong asked why the specific locations illustrated in the slideshow were not disclosed. Mr. Caswell replied that the plans are highly preliminary, and disclosure might jeopardize the plans and breach confidentiality.

IV. DPP Staff Presentation on Transit Oriented Development and Land Use, Zoning, and Permits

Mr. Tanoue introduced Terrance Ware, TOD Administrator at DPP. Mr. Ware delivered a slideshow entitled "The City's Role in Transit-Oriented Development," which provided information on the status of TOD Station Area Plans, neighborhood TOD planning, economic and market factors affecting TOD, and general policy considerations.

Board Member Hui asked who are the consultants on the Station Area Plans. Mr. Ware indicated that several firms have been involved, including Van Meter Williams Pollack, Dyett & Bhatia, AECOM, and RTKL.

Mr. Hong thanked Mr. Ware for his presentation, and requested that the committee receive monthly updates.

Mr. Tanoue indicated that zoning and density are key components of making TOD successful, and also noted that the committee should be mindful of the return on investment of infrastructure upgrades in TOD areas.

Mr. Hui asked for more information on how the City intends to capture TOD value and incentivize development to maximize density. Mr. Tanoue responded that on the mainland, value is sometimes captured through tax-increment financing based on the difference between pre-TOD and post-TOD land values. However, he noted that the difference in values may be smaller here, and there may be legal issues with use of this approach in Hawaii. He also mentioned tax holidays as possible means to stimulate growth. Mr. Ware replied that careful planning will help the city get the best value from its investments.

Mr. Hong thanked Mr. Tanoue, Mr. Hamayasu, Mr. Ware, and the HART staff for their presentations.

V. Discussion of HART's role in TOD process

Mr. Lui-Kwan reiterated that HART ought to play an active role in the TOD process, based on the language in the City Charter.

Mr. Hong requested more information on the selection process for TOD sites. Mr. Tanoue responded that sites are selected for TOD based on whether they are within a half-mile radius of stations.

Mr. Hui asked how to incentivize developers to pursue TOD projects other than using tax-increment financing. Mr. Tanoue responded that the City can act as a partner for the private sector, providing incentives such as sewer upgrades or tax holidays.

Mr. Hui noted that affordable housing should be a key component of TOD, and that reducing parking requirements might be an example of one way to lower costs for developers of affordable housing. Mr. Tanoue responded that adjustment of parking requirements can be a tool, but there will have to be a transition period when parking is required, especially if affordable housing is built before the rail project is completed.

Board Member Yoshioka asked the committee if any member has specific recommendations on how to capture value in TOD projects other than tax-increment financing. Mr. Hui replied that it will come down to reconciling the desires of landowners and builders. Mr. Hong recommended that the committee continue discussions on this question, and stated that TOD should be publicly-enabled but privately-developed.

VI. 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

Having completed all Committee business, Mr. Lui-Kwan called for the meeting of the Transit Oriented Development Committee to be adjourned. Hearing no objections, Mr. Hong adjourned the meeting at 11:21 A.M.

Respectfully Submitted,



Tyler Dos Santos-Tam
Board Administrator

Approved:



William "Buzz" Hong
Chair, Transit Oriented Development Committee

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Date