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CITY AND COUNTY OF HONOLULU
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January 28, 2013

TO: Mr. Clayton Wong, Fiscal Officer

FROM: Kimberly Ribellia 
Executive Assistant / Chief of Staff
Council Chair Ernest Y. Martin's Office

RE: Rail~Volution 2012 Conference Trip Report

Attached is the report and findings of the Rail~Volution 2011 Conference in Los Angeles, California, October 14-17, 2012.

If you have questions regarding the foregoing, please do not hesitate to call me directly.

Attachment

Sunday, October 14, 2012

8:00 a.m. – 12 noon *Mobile Workshop*

- ❖ Re-shaping Communities: TOD Along the Purple Line
 - The mobile workshop provided the opportunity to visit several TOD developments in the City of Los Angeles.
 - Metro Transit Authorities discussed several projects that were built on or next to the transit line.
 - **Hollywood TOD:**
 - Visited the W Hotel, which is a mixed-use development site of hotel, apartments and retail. The entrance/exit of the transit station has been incorporated into the TOD. [See photo No. 1]
 - Metro officials explained the role of transit in the re-development of Hollywood, especially after the 1994 Northridge earthquake.
 - Key metro and elected officials pushed for the revitalization of Hollywood from a place of gritty streets, graffiti-splattered walls and open parking lots to two new upscale hotels, luxury lofts, the largest farmer markets and hundreds of new apartments with affordable rents.
 - Metro also built three additional subway stops along the “Red Line” under Hollywood Boulevard.
 - Officials were able to successful pass and implement the “Hollywood BID” around the transit line, which helped with the renewal process by providing additional funds for items such as private security and maintenance of the public facilities.
 - The BID fee structure is based on the size of the property and the frontage to Hollywood Blvd.
 - The BID helped in the recruitment of national retail stores within one block north or south of Hollywood Blvd.

Photos of Hollywood/Vine Station



▪ **MacArthur Park**

- Visited one of the newest affordable TOD developments along the “Red Line”.
- This development was a public/private partnership with various government agencies and the developer McCormack Baron Salazar. Total cost of development is \$44 million.
- This project is located one block away from the historic General Douglas MacArthur Municipal Park.
- The first phase includes 90 affordable apartments, 15,000 square feet of retail, 100 commuter car parking spaces, 42 retail parking spaces and 24 bicycle parking spaces.
- The median income for a family of four is \$26,000. Over half of the population living at this development makes \$50,000 or less.
- Rents are 20% to 60% of AMI or \$250 to \$1200 a unit
- TAP cards or rail passes are provided to all units to encourage the use of transit as the resident’s primary mode of transportation. The idea is to reduce the resident’s transportation cost, thus providing more disposable income in their “pockets”.

3:30 pm – 5:30 pm

New Starts Symposium

❖ Guest Speakers:

- Richard P. Steinmann, Senior Advisor to the Administrator, Federal Transit Administration, US Department of Transportation, Washington, DC
- Lucy Garliauskas, Associate Administrator, Transportation Planning and Environment, Federal Transportation Administration, US Department of Transportation, Washington, DC
- Jeffrey F. Boothe, Chair, New Starts Working Group; Partner Holland & Knight, Washington, DC
- Diana C. Mendes, AICP, Senior Vice President, Strategy Development, North America, AECOM, Arlington, Virginia
 - Speakers discussed MAP-21 (Moving Ahead for Progress in the 21st Century Act. MAP-21 is Congress’ new surface transportation bill authorizing FTA’s major capital investments.
 - FTA officials discussed the significant changes in the transportation-funding bill and highlighted that most of the policies and regulatory changes still need to be worked on and decided upon.
 - One key change is that there will be no “New Starts” money for Bus Rapid Transit or BRT.

- “New Starts” appropriations will be significantly less than in previous years.
- MAP-21’s New Starts, Small Starts and Core Capacity program requirements have changed, including the role of the statewide and metropolitan planning organizations.

Monday, October 15, 2012

8:00 am – 9:30 am *Opening Plenary*

❖ *Plenary*

- Guest Speakers:
 - Art T. Leahy, CEO, Metro Los Angeles, California
 - Hasan Ikhrata, ED, Southern California Association of Governments, Los Angeles, California
 - Michael D. Antonovich, Chairman, Board of Directors, Metro, Los Angeles, California
 - Mayor Antonio Villaraigosa, City of Los Angeles, California
 - Congressman Earl Blumenauer, 3rd District, Oregon
- Mr. Leahy welcomed attendees to the Rail~Volution conference. He briefly discussed the major initiatives Metro is working on to improve transportation in the Los Angeles Metropolitan area. He also provided examples of successful partnerships with the Southern California Association of Governments and American Fast Forward.
- Mr. Ikhrata discussed the Southern California Association of Governments plan will change the region, especially with connections between San Diego and San Francisco.
- Mr. Antonovich discussed Metro’s initiatives for the Los Angeles region and the impacts of future developments of BRT and HOT lanes in certain communities.
- Congressman Blumenauer talked about the importance of creating livability within your community. He discussed the important role transit plays in kick-starting economic development.
- Mayor Villaraigosa spoke about the reinvention of Los Angeles and how transit was a key factor in changing the landscape of the city.

10:00 am – 11:30 am *Workshops*

❖ *TOD and Joint Development*

- Guest Speakers:
 - **Tim Allison**, PE, Manager of Real Estate Assets, San Diego Metropolitan Transit System, San Diego, California
 - **Kate Iverson**, Transit-Oriented Development Manager, Regional Transportation District, Denver, Colorado

- **Robert Paley**, Director, Transit Oriented Development, Real Estate Development, Metropolitan Transportation Authority, New York, New York
- **Maribeth Feke**, AICP, Director of Programming & Planning, Greater Cleveland Regional Transit Authority, Cleveland, Ohio
- **Bruce Jones**, General Legal Counsel, Utah Transit Authority, Salt Lake City, Utah
- Speakers highlighted successful TOD and Joint Developments in their respective cities
- Speakers also pointed out that joint developments may not be suited for your city

2:00 pm – 4:30 pm *Mobile Workshop*

❖ *Silver Line: Metro's Silver Lining*

- The mobile workshop provided the opportunity to ride Metro's Silver Line, the newest BRT line from downtown to El Monte Station.
- The Silver Line linked to HOV corridors and provided another transit option for riders.
- Attendees visited the newly constructed two-level El Monte Station.
- The unique feature of this station is self-cleaning automated public restroom.
- The ride from El Monte Station to downtown LA took less than 30 minutes because of BRT lanes. It took longer to go from downtown LA to Hollywood Blvd.

Photos of El Monte Station:





Tuesday, October 16, 2012

8:00 am – 9:30 am *Plenary*

- ❖ *A Shifting Paradigm: Funding Transit and TOD in a Changing Landscape*
 - Guest Speakers:
 - **Nancy O. Andrews**, President and Chief Executive Officer, Low Income Investment Fund, San Francisco, California
 - **Philip A. Washington**, General Manager, Regional Transportation District, Denver, Colorado
 - **Denny Zane**, Executive Director, Move LA, Los Angeles, California
 - Workshop outlined the different ways voters are raising their own local taxes to fund regional transportation investment. (This would be similar to the City's GET tax increase to pay for rail)
 - Speakers express that the success of their transportation/transit system still depends on how well their transit investments connect people to opportunities and communities together.
 - It is very important to stimulate economic development in transit corridors.

10:00 am – 11:30 am *Workshop*

- ❖ *Infill/Refill: Capturing Opportunity While Managing Change*
 - Guest Speakers:
 - **Tim Eachus**, Managing Director, Jones Lang LaSalle, Washington, DC
 - **Carmen Suero**, Lead Designer, Parsons Brinckerhoff, Los Angeles, California
 - **Tunua Thrash**, Executive Director, West Angeles Community Development Corporation, Los Angeles, California

- **Kareem Simpson**, *Neighborhoods Taking the Rail, Cincinnati-Hamilton County Community Action Agency, Cincinnati, Ohio*
 - Speakers noted that 1) Community engagement; 2) Excellent project management; and 3) Opportunity for revenue are the three realities for infill/refill.
 - Speakers also noted that new transit projects in older existing neighborhoods require community engagement to address the inevitable change. If managed well, the projects can introduce context-sensitive, mixed-use development.

12:00 pm – 1:30 am *Workshops*

- ❖ *Get Involved: New Rail~Volutionaries Meeting*
 - Guest Speakers:
 - **Art Pearce**, *New Rail~Volutionaries National Chair, Senior Project Manager, Bureau of Transportation, City of Portland, Oregon*
 - **Eric Hesse**, *Climate Change Working Group Chair, American Public Transportation Association; Coordinator, Strategic Planning, TriMet, Portland, Oregon*
 - Speakers discussed the opportunities in each city to create a Rail~Volutionaries group.
 - Established groups provided a progress report on activities within their city

2:00 pm – 3:30 am *Workshops*

- ❖ *Out of the Ordinary: Creative Tools for Finance*
 - Guest Speakers:
 - **Alissa Mahar**, *Executive Director of Finance and Business Operations, Bureau of Transportation, City of Portland, Oregon*
 - **Ron Golem**, *Principal, BAE Urban Economics, Emeryville, California*
 - **Lee Sobel**, *Real Estate Development and Finance Analyst, US Environmental Protection Agency, Washington, DC*
 - **Shoshanah Oppenheim**, *Assistant Streetcar Project Manager, City of Portland, Bureau of Transportation, Portland, Oregon*
 - Speakers discussed the various tools local governments use to finance and create transit-oriented development:
 - Traditional private sources of debt and equity, bond financing or state and federal funding programs.
 - Transportation development overlay zones
 - Value capture (for example, TIF districts)

- Structured finance
- Revolving loans
- Parking districts.

4:00 pm – 5:30 am *Workshops*

- ❖ *Real Estate Development 101: For the Non-Real Estate Professional*
 - Guest Speakers:
 - **Cheryl King**, AICP, Assistant General Manager of Planning and Transit System Development, Metropolitan Atlanta Rapid Transit Authority, Atlanta, Georgia
 - **Joe Keeper**, Director of Real Estate Development, Native American Connections, Phoenix, Arizona
 - **Francis X. DeCoste, Jr.**, Chief Operating Officer, TR Advisors LLC, Boston, Massachusetts
 - Speakers discussed real estate development from two perspectives: for-profit and non-profit
 - They highlighted the funding tools available for both types of developers and the pros and cons of both options

Wednesday, October 17, 2012

8:00 am – 11:0 am *Mobile Workshop*

- ❖ *The New Adventures of Old Pasadena*
 - The mobile workshop provided the opportunity to visit the town of Pasadena and see the results of their efforts to revitalize the town.
 - A key component to the revitalization was Transit-Oriented Development
 - The town was able to turn around once blighted area to a mix of apartments and retail shops.

Photos of Old Pasadena



City Council
City and County of Honolulu

CLAIM FOR TRAVEL REIMBURSEMENT

Date: 10/22/12

Traveler: KIMBERLY RIBELLIA
 Event: RAIL~VOLUTION, LOS ANGELES, CA 2012
 Location: HOLLYWOOD, CA
 Dates: From 10/13/12 To 10/18/12
 14 17

Description	Amount	Notes:
1. Registration Fee		
2. Airfare		
3. Hotel		
4. Meals	100.27 99.17	Receipts attached
5. Ground Transportation	15.00	SUPERSHUTTLE - TO AND FROM AIRPORT
6. Tips	10.00 13.00	ROOM SERVICE \$2/DAY
7. Other	100.60 85.08	PARKING AT HNL INTERNATIONAL AIRPORT
Other	50.00	DELTA BAGGAGE FEE (10/13/12 & 10/21/12)
Other		
8. Adjustment		
TOTAL REIMBURSEMENT	275.87 262.25	

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRVL02 form, is accurate. Further, I am claiming reimbursement for expenses associated with a trip in which City business was conducted and personal funds were used to advance payment:

Kimberly Ribellia
Signature of Traveler

10/29/12
Date