

RAIL VOLITION 2018  
October 21, 2018 to October 24, 2018  
Pittsburgh, Pennsylvania

October 21, 2018

Mobile Workshop: History, Architecture, and Development: A Walk Through Downtown  
Participated in a walking tour of downtown Pittsburgh, primarily the business district. The tour identified major revitalization and rehabilitation projects that were initiated in the 1980s to present. The conversion of the city from an economy that was dominated by the steel industry to its current status as an educational, medical research and banking economy also resulted in a number of significant urban renewal projects. Pittsburgh has been very successful in retaining and "re-engineering" many architecturally historical structures. A number of buildings were identified during the workshop that converted commercial space to residential units which has made downtown Pittsburgh a very attractive and vibrant community.

October 22, 2018

Opening Plenary:

The initial speakers were Rich Fitzgerald, County Executive, Pittsburgh, PA and Bill Peduto, Mayor, City of Pittsburgh. Each speaker spoke on the transition of a city that was dominated, economically, by the steel industry to a city that has emerged as a mobility and technology leader.

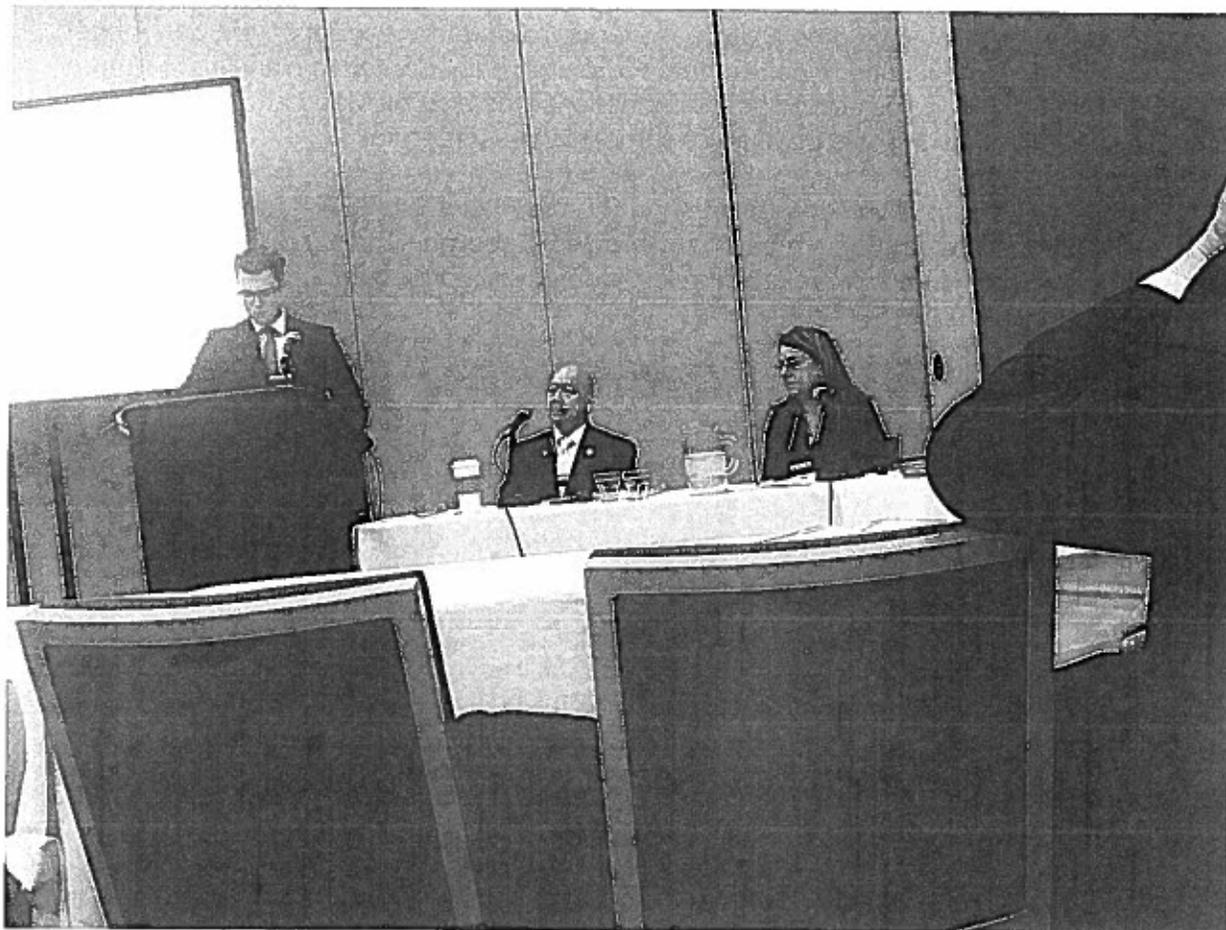
Mayor Peduto and County Executive Fitzgerald were subsequently joined by Stefani Pashman, CEO, Allegheny Conference on Community Development, Pittsburgh, PA, Katharine Eagan Kellerman, CEO, Port Authority for Allegheny County, Pittsburgh, PA, and Diana Bucco, President, Buhl Foundation. All spoke on the current economic conditions and growth industries as well as opportunities for the communities that they represent. Significantly, examples were provided on the impacts of technology, growth, transit and mobility in "re-engineering" their respective communities.

Congressman Earl Blumenauer, 3rd District, Oregon and Board Member of Rail Volition was the final speaker.

Workshop: When Transit and Housing Affordability Collide

Served as a panelist on this workshop and provided an overview as well as responded to questions on the relationship of Honolulu's rail project, and in particular, our Transit Oriented Development strategies and accompanying legislation, on increasing our inventory of affordable housing.





**Workshop: Next Level Advocates: Policy Change through Messaging and Building Coalitions**  
Attended and served as a guest speaker on this workshop that provided attendees with strategies in communicating and/or advocating for rail and other transit initiatives at the local, state, and federal level. Takeaway - need for community collaboration, compromise and opposition research.

**Workshop: Developers Roundtable: The Big Questions**

This panel was comprised of developers, to include, Hawaii's own, Stanford Carr, CEO of Stanford Carr Development. Each spoke on Transit Oriented Development ("TOD"), specifically, forecasting potential growth in the next 5-10 years. Relevant to Honolulu was the potential opportunities to address our severe housing shortage through bold and innovative TOD projects. All spoke on the role that government in facilitating TOD opportunities through public-private partnerships.

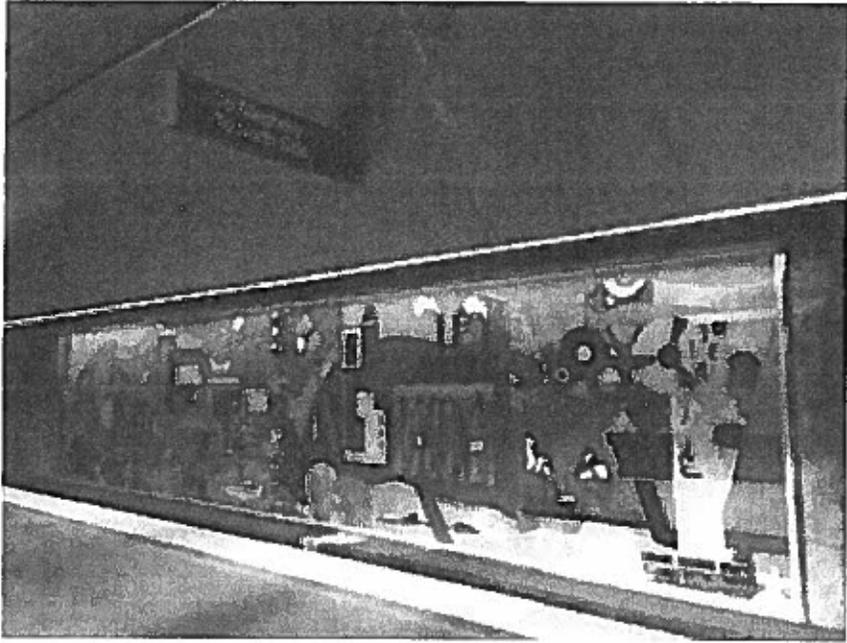
**October 23, 2018**

Meeting with Karina Ricks, Director of Innovation and Mobility, City of Pittsburgh to discuss the city's experiences with expanding transit options. As with the situation in Honolulu, Pittsburgh is dealing with the emergence of alternative transit options such as bike and scooter share

programs as well as the proliferation of TNC vehicles. Ms. Ricks did not believe that automated vehicles were as advanced as some may believe and felt that it would be another 10-15 years before it would be a viable, safe and reliable transportation option. A brief overview as to the guiding principles that Pittsburgh has adopted in planning for future transportation technologies and accommodations was also provided and a commitment to provide Honolulu with more detailed documents was agreed to.

**Mobile Tour: North Shore: Entertainment, LRT and Placemaking**

Attended tour of North Shore area of downtown Pittsburgh. The accompanying photos, with the exception PNC Park, were taken from the river walk project:



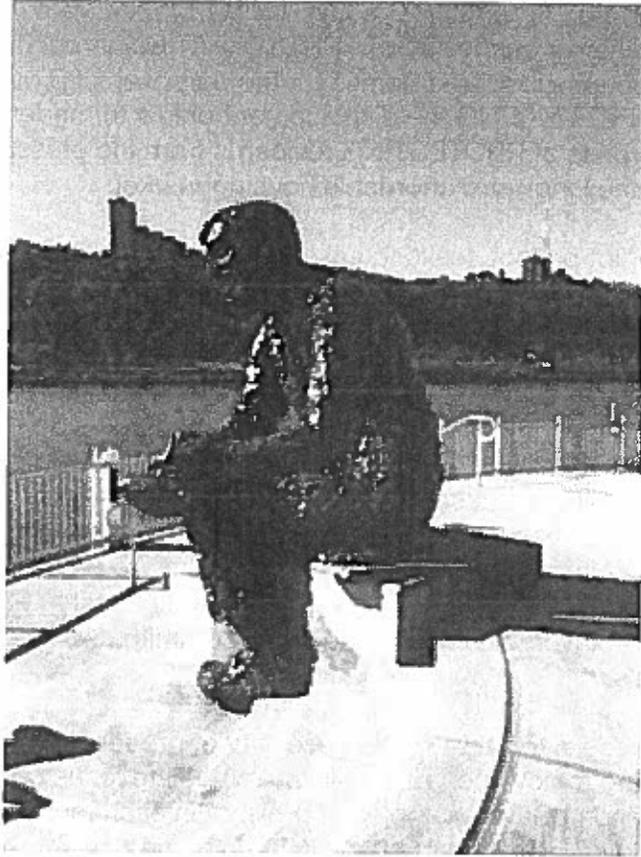
Gateway Station

PNC Park

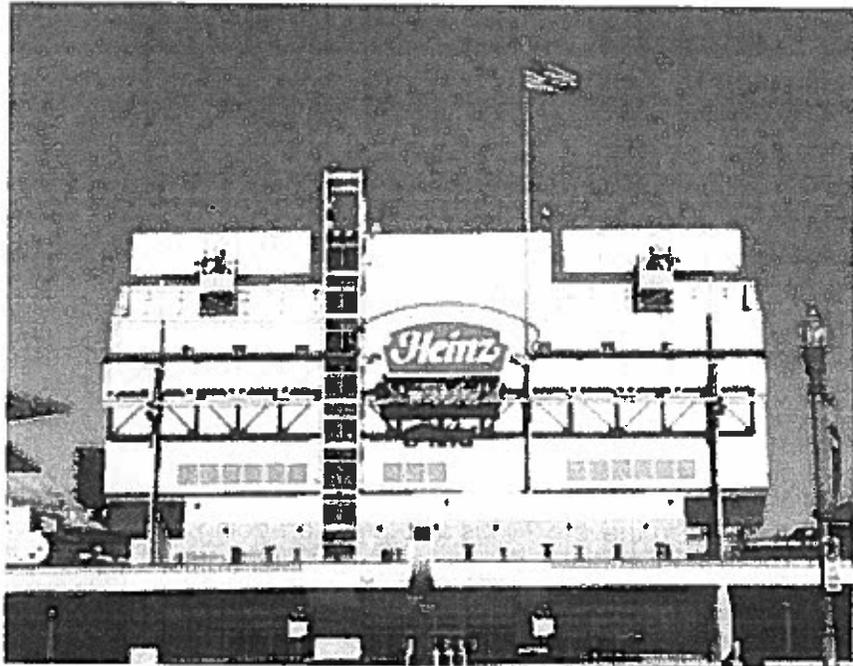




TOD Mixed Use Development – PNC Park Station



Mister Rodger's Statute on the Riverwalk



Heinz Field

## WORKSHOP:

Keeping Affordable Housing Affordable - Creative Tools from the Field  
City of San Francisco focusing on the "3 Ps". PRESERVATION through the acquisition and rehabilitation of occupied, unsubsidized homes for the purposes of providing permanently affordable housing and PREVENTING the displacement of low to moderate income residents. Also serves the dual purpose of PROTECTING residents from the pressures of speculative market while adding to the long-term affordable housing market.

Bay Area Preservation Pilot project seeks to ease the cost of producing affordable housing which presently requires \$150 to \$250,000 in subsidies per unit. Project provides \$10 million in seed funding in addition to \$38 million in CDFI funding through a revolving loan fund program. Also looks to streamline the financing process from the typical conventional loan process. Loans are made to projects that provide no less than 75% of its units to those at 80% Area Median Income (AMI) levels.

NOAH Impact Fund from Minnesota seeks to preserve affordable unsubsidized housing that is subject to speculation which has resulted in a significant loss of housing for families at or below 60% AMI. A social impact (loan) fund was established to preserve the inventory of naturally occurring affordable housing ("NOAH"), initial fund capital at \$25 million and made available to developers at favorable terms if there is a commitment to preserve the housing stock at affordable levels.

The Boston experience seeks to address the necessity of producing 69,000 housing units by 2030, of which 43,500 are for low income families. Immediate focus on production, preservation and protection. Gave examples of projects in each focus area. For acquisition projects, \$75,000 subsidy available per unit, 40% of units must be rented to residents at or below 60% AMI for no less than 50 years. Thirty-one acquisitions to date, equaling 231 units.

## WORKSHOP: TOD and Parking - Never Easy

Current trends indicate that parking demands are decreasing and TOD planning needs to account for this fact. Denver is facing a different situation whereby parking demands are impeding TOD primarily because of the location of public parking immediately adjacent to rail stations which would be better utilized for development. Additionally, growing need for alternative transportation at rail stations such as bike docks and TNC spaces. There were other opinions as to the necessity of providing parking at or near transit stations, some jurisdictions were experiencing high demand/use of public parking. Rapid growth of bike and scooter share programs are also competing for spaces at transit stations with TNCs.

## October 24, 2018

### Mobile Tour:

Self-guided tour of Market Square in downtown Pittsburgh, a public/private modernization project that was an initiative in the late 2000s and is still on-going. Focus was on transforming the Square into a European-style piazza that limited vehicular traffic. Market Square, when initially developed, was a central location in the city for social and economic activities but by the 1970s, was in dire straits due to increased traffic, crime and a depressed economy. To salvage the historical structures, Market Square was designated as a historical landmark and

the renovation project that was initiated in the late 2000's was able to fit new apartments, condominiums, office space and retail, in particular, restaurants into historic buildings.

Meetings:

- (1) Met with Marc Klein, Director of Microtransit, Government Partnerships, Chariot, with Terry Lee, Vice Chair of the Honolulu Authority for Rapid Transit (HART) to discuss the Ford Motor Company's initiatives in microtransit options. In particular, Chariot provides on-demand passenger transportation services to augment/compliment public transit. In general, through the use of 14-passenger vans, Chariot would transport transit riders to and from major transit stations thereby minimizing the need for expansive park-and-ride facilities at such sites. While this would be a fixed route service, Chariot would analyze data to determine the appropriate route and stops. Such a system may be an option for Honolulu to consider not only as a cost-saving measure but also as a means to increase ridership for our rail system. Transportation Chair Manahan further believed that this service may be a potential asset towards supplementing our paratransit service.
- (2) Participated in a conference call with the Federal Transit Agency of the U.S. Department of Transportation to discuss and clarify its demands as to the City's financial investment in the rail project, in particular, the immediate "commitment" of \$44 million. Also participating in the conference call was Andy Robins, HART CEO, Terry Lee, HART Board Vice Chair, Mayor Kirk Caldwell, Gary Kurokawa, Mayor's Chief of Staff, Roy Amemiya, Managing Director and Nelson Koyanagi, Director of Budget and Fiscal Services.

City Council  
City and County of Honolulu

# CLAIM FOR TRAVEL REIMBURSEMENT

Date: 10/29/18

Traveler: Ernest Y Martin

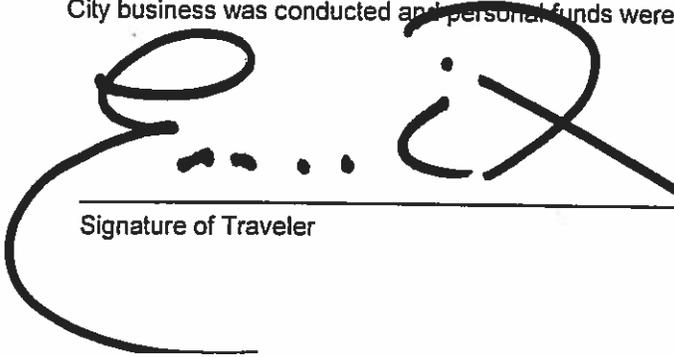
Event: ~~2018~~ Rail-Volution

Location: Pittsburgh, PA

Dates: From 10/21/18 To 10/24/18

Description	Amount	Notes
1. Registration Fee		
2. Airfare		(reimbursed prior to travel)
3. Hotel	940.50 ✓	
4. Meals	108.53 ✓	
5. Ground Transportation	35.14 ✓	
6. Tips	<del>1.00</del> 6.00 ✓	meal tips
7. Other	<del>7.00</del>	transportation tips
Other	<del>25.00</del> 136.00 ✓	baggage fee
Other	<del>111.00</del>	parking fee
8. Adjustment		
<b>TOTAL REIMBURSEMENT</b>	<b>1228.17 ✓</b>	

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRV02 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.



Signature of Traveler

10/29/18

Date