

WAIPAHU NEIGHBORHOOD TOD PLAN

Community Workshop #3

Summary of Comments

The third Community Workshop was held on April 23, 2008 at the Waipahu Elementary School Cafeteria from 6:30 pm to 9:00 pm. Workshop #3 focused on the Preferred Station Area Plans for the Waipahu Neighborhood TOD Plan. Approximately 48 people were in attendance. The Mayor gave an opening statement to start off the workshop.

SMALL GROUP DISCUSSIONS

Following a PowerPoint presentation, workshop participants were divided into two groups to discuss and provide their input and perspectives on the Preferred Station Area Plan that was presented for each transit station area. The following notes summarize the comments that were recorded from each group:

Leoku Station Area

- The gateway area can have **taller buildings**, while buildings in other parts of Leoku should be lower in scale.
- The giant “gateway tower” buildings are scary, they should be **low-rise**, scaled more to the heritage of the **plantation lifestyle** of Waipahu.
- The gateway area should have a “**plantation ambience**” character.
- There is concern about the **mid-rise, tiered** building design.
- How can the development be **managed** through the master plan, zoning code and special district incentives?
- Creating **pocket parks and natural stream areas** are a positive characteristic of the Plan.
- Would like to create a stronger **connection to the Pearl Harbor Historic Trail**, and more of a buffer zone between structures and the waterfront.
- Adding 3,000 new residential units could yield 1,000 more elementary students which could necessitate the building of **2 new elementary schools** (total 24 acres) in the neighborhood.
- A **new high school** could be necessary in the future.
- **Urban school standards** should be used in creating new schools.
- Community is interested in **financing and economic considerations** for the planned development.

- **Affordable housing** is a priority in the Leoku Station area. New development should not lessen affordable housing in the area.
- There may be **relocation issues** for some of the existing businesses.
- This station is on the outskirts of town and would have **less congestion**.
- **Transit parking** should be included near the stations.
- Having parking structures located **under parks** should be considered.
- The street ROW should include access for **all modes**, should be pedestrian-friendly and should include shared parking.
- Dedicated **bicycle parking** should be located at the station.
- A **police sub-station** at the transit station would help provide safety in the area.
- The property at **819 Farrington Hwy** should not be used as the touchdown point for the transit station. The landowner preferred to have the transit station and touchdown shifted or configured in a way that would not require use of this property.
- **Greening the rail-line** area with trees and eco-roofs should be considered.
- The community would like to see **schematic drawings of the station**.
- The **perspective sketches** are beautiful, but look more like southern California or Arizona, rather than Hawaii.

Mokuola Station Area

- How long will it take to “**build out**” the plan?
- How many of the large landowners around the station would be **willing to redevelop**?
- Will landowners be **forced to redevelop**?
- The transit station will **increase land values** in the area, which could result in higher property taxes and sewer fees. How will landowners be able to afford this?
- How will the construction of the transit line affect **existing businesses**?
- **Existing businesses owners** along the route need to be **notified** about any changes.
- Some businesses may **lose property** for access to the station.

- The transit infrastructure and station has the potential to **negatively affect mom-and-pop shops**. Why not put station by Waipahu High School so it won't affect local businesses?
- How will the transit system affect **employee parking** in the area?
- We shouldn't make improvements to **Kapakahi stream**, and should use the money in other places. The stream is **too shallow** with insufficient water flow.
- **Waikele stream floods** with a heavy rain.
- How can **both sides of Farrington** be connected?
- Hilo has a great example of an **oceanfront boulevard**.
- There may be **security issues** at any new parks in the area.
- The community really wants to SEE a rendering of **what Farrington would look like** with transit.
- **Foliage and trees** along the Farrington median should be **preserved if possible**. Raising the transit line to go above trees should be considered, similar to how the transit line is planned to go over the H-1 Freeway to reach the University of Hawaii Manoa campus.
- Will there be planning done for **each station** in the system?
- It feels like the Waipahu community is being used as **guinea pigs** for this type of development.
- The location of the station should be closer to **Waipahu Depot Road**.
- How will the transit system be **phased**, how expensive will fares be?
- We need to just **move ahead** with the transit and stop wasting precious time and public funds. City Council can't seem to make a decision.