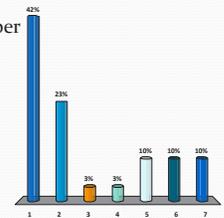




My role in the TOD planning process is:

1. Community Member
2. Property Owner
3. Business Owner
4. Public Official
5. Consultant
6. Developer
7. Other



City and County of Honolulu

Downtown Neighborhood Transit-Oriented Development Plan Community Workshop #3 September 25, 2012 Summary Report

Prepared by

DYETT & BHATIA
Urban and Regional Planners

October 2012



Contents

1	Introduction	1
	Project Schedule and Phases	1
2	Workshop Structure and Results	2
	Objectives	2
	Format and Results	2
3	Next Steps	5
	Appendix A: Workshop Presentation	
	Appendix B: Participant Polling Results	

This page intentionally left blank.

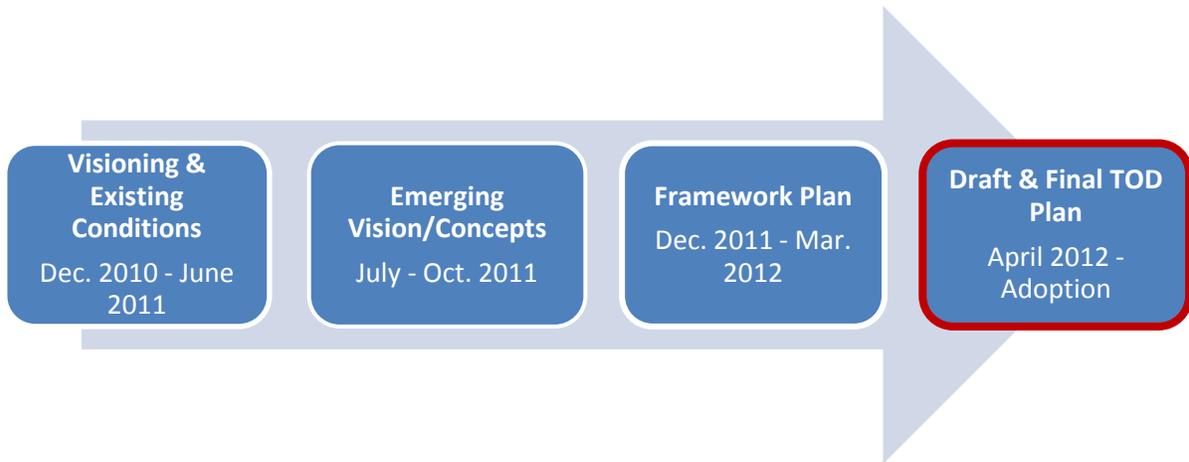
1 Introduction

This report describes the results of the third community workshop for the Downtown Neighborhood Transit-Oriented Development (TOD) Plan, held on September 25, 2012. The workshop was designed as an open house to present and solicit feedback on the Public Review Draft of the Downtown Neighborhood TOD Plan.

Community workshops are a key component of the public participation program for the Downtown TOD Plan process, and this report summarizes this important outreach event. The introductory chapter provides an overview of the project, and Chapter 2 describes the format of the workshop and synthesizes the results.

PROJECT SCHEDULE AND PHASES

This project is organized into four phases, as shown in the graphic schedule below. Community involvement has been integral to shaping the plan, with neighborhood board meetings, public workshops, interviews, a survey, and a project website providing opportunities for input during each phase.



The Visioning & Existing Conditions phase included extensive community outreach and technical analyses that resulted in an overall vision and set of planning principles. The Emerging Vision/Concepts phase illustrated the emerging vision for the three station areas and explored options for land use, open space, and circulation. The Framework Plan phase formed the bridge between exploration of various options and the Draft TOD Plan. It outlined the overall concept for each station area and specific land use, circulation, and open space ideas. The Framework Plan was further refined following review by the Advisory Committee, government agencies and other project stakeholders.

The Final TOD Plan phase (underway) involves publishing the Draft TOD Plan; public and agency review of the Draft Plan; public hearings; and formal acceptance by resolution by the City Council.

2 Workshop Structure and Results

The project’s third community workshop was held on Wednesday, September 25, 2012, at the Hawaii Community Development Authority office. Approximately 60 community members participated.

OBJECTIVES

The purpose of this workshop was to present the major strategies and key components of the Public Review Draft of the Downtown TOD Plan and ask for feedback from the public. Community comments will be considered when revising the Plan, before the Plan is prepared for Planning Commission and City Council review and consideration.

FORMAT AND RESULTS

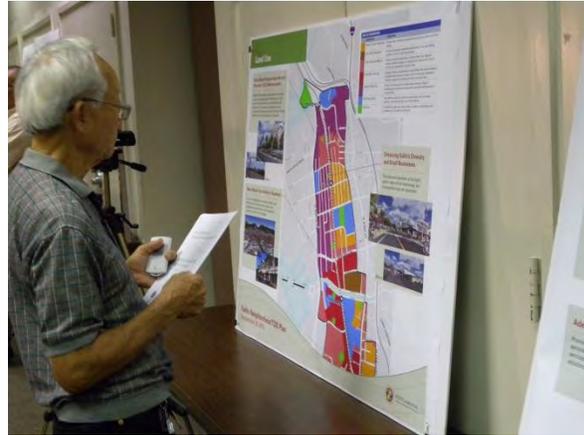
City staff and consultants opened the workshop with an exercise that asked questions and solicited answers from participants in real time using automated response or “clicker” devices. An initial set of questions asked participants some warm-up questions, including whether they lived or worked in the Downtown planning area.



Next, staff and consultants presented information about the project and the planning process and described the major components of the plan, including land use, circulation, parks/open space, and infrastructure strategies. The presentation is provided in Appendix A.

The presentation was followed by a question and answer session and a second round of instant polling answers using the “clicker” devices. As illustrated below, 75 percent of participants agreed or strongly agreed that the TOD Plan generally reflects the community vision. Approximately 14 percent were neutral and only 12 percent disagreed. Complete results from the real time polling exercise are provided in Appendix B.

Participants also completed individual feedback forms to describe any additional comments on the draft plan.



3 Next Steps

Comments on the TOD Plan will be collected through November 2, 2012 and can be sent directly to:

Raymond Young
City & County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor,
Honolulu, HI 96813
(808) 768-8049
ryoung@honolulu.gov

Comments will be reviewed and the Public Review Draft Downtown Neighborhood TOD Plan will be revised, as appropriate. Next, a Hearing Draft version of the TOD Plan will be prepared for review by the Planning Commission and City Council to consider for adoption.

City and County of Honolulu Downtown Neighborhood TOD Plan



Community Workshop #3: Public Review Draft Plan

September 25, 2012

DYETT & BHATIA
Urban and Regional Planners

Agenda

- **Presentation:**
 - *Planning process and timeline*
 - *Plan purpose and principles*
 - *Major plan strategies and improvements*
 - *Next steps*
- **Open House:**
 - *Self-Paced Tour of Five Stations*
 - *Feedback Form*



City & County of Honolulu • Downtown Neighborhood TOD Plan

Background: Honolulu Rail Transit



Station	Distance
1 East Kapuni	12.0mi
2 Old Hahaione	16.0mi
3 Hahaione	18.0mi
4 Blue Lick	19.0mi
5 Waikeolu	20.0mi
6 Waikeolu Transit Center	21.0mi
7 Honolulu Community College	22.0mi
8 Puuhou	23.0mi
9 Puuhou Transit Center	24.0mi
10 Ala Moana	25.0mi
11 Pacific Harbor Road	26.0mi
12 Honolulu International Airport	27.0mi
13 Lanikaia	28.0mi
14 Middle Street	29.0mi
15 Kalia	30.0mi
16 Kapiolani	31.0mi
17 Kapiolani	32.0mi
18 Kapiolani	33.0mi
19 Kapiolani	34.0mi
20 Kapiolani	35.0mi
21 Ala Moana Center	36.0mi

www.HonoluluTransit.org

Downtown Neighborhood TOD Planning Area



Context:
 1/4-Mile Radius (5-Minute Walk)
 1/2-Mile Radius (10-Minute Walk)

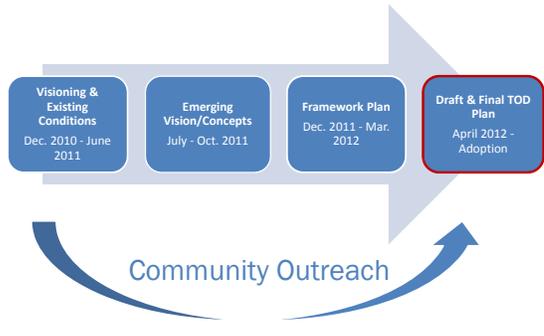
TOD Zone:
 Most viable sites for TOD; Special District Regulations will apply

Purpose

- Integrate transportation and land use planning to create a community vision that includes:
 - *Land use and urban design strategies*
 - *Transportation and infrastructure improvements*
 - *Community needs (e.g. parks, public facilities, streetscapes)*
- Result in zoning changes (TOD Special District) and strategies for public improvements

DYETT & BHATIA
Urban and Regional Planners

Process and Timeline



Community Outreach

DYETT & BHATIA
Urban and Regional Planners

City & County of Honolulu • Downtown Neighborhood TOD Plan

Community Visioning

- Stakeholder Meetings
- Community Workshops
- Community Needs Survey
 - 1,088 responses (28% response rate)

City & County of Honolulu • Downtown Neighborhood TOD Plan

Community Survey Highlights

- Prioritize safety measures, cleanliness, aesthetics, and solutions to homelessness
- Support improvements in landscaping, gathering spaces/seating, and bus shelters
- Value Chinatown, other historic resources, markets, and small shops in the community;
- Support improving sidewalks, adding street lights, providing more on-street parking and bike lanes; and expanding bus service
- Support additional services for homeless individuals, including job training, medical/mental health facilities, and emergency and transitional shelters

DYETT & BHATIA
Urban and Regional Planners

City & County of Honolulu • Downtown Neighborhood TOD Plan

Technical Analyses

Existing Conditions Analysis:

- Land Use
- Transportation
- Environment
- Infrastructure

Market Demand Study:

- Economic Trends
- Projections by Use

DYETT & BHATIA
Urban and Regional Planners

Emerging Vision/Concepts: Corridor from Middle Street to Downtown

City & County of Honolulu • Downtown Neighborhood TOD Plan

Advisory Committee Meetings

DYETT & BHATIA
Urban and Regional Planners

City & County of Honolulu • Downtown Neighborhood TOD Plan

TOD Plan Contents

- Introduction
- Land Use
- Mobility
- Urban Design
- Public Facilities, Services, and Infrastructure
- Implementation

Goals and policies within Chapters 2, 3, 4 & 5

DYETT & BHATIA
Urban and Regional Planners

City & County of Honolulu • Downtown Neighborhood TOD Plan

Community Vision

Downtown Honolulu will continue to be the region's premier employment center, together with a substantial residential population and easy access to stores and everyday amenities.

An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

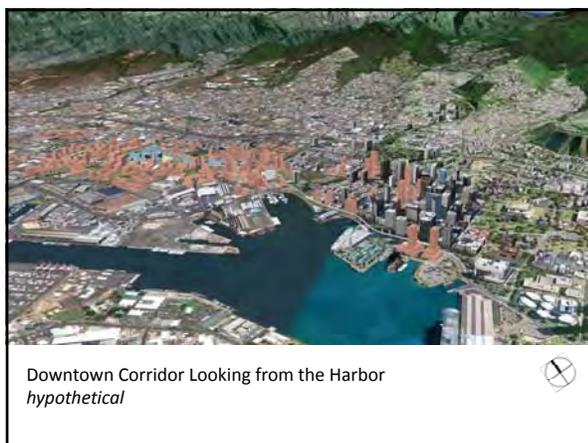
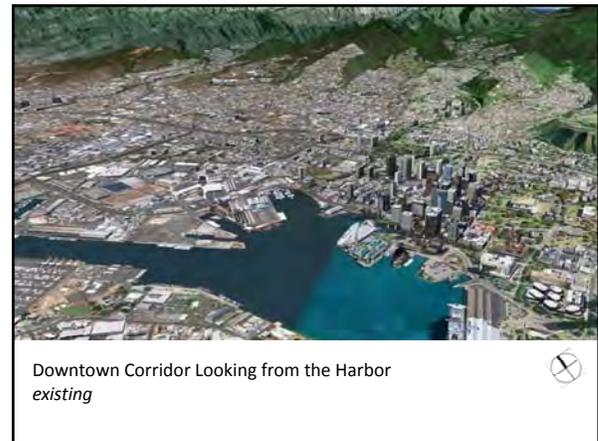
DVEET & BHATIA
Urban and Regional Planners

City & County of Honolulu • Downtown Neighborhood TOD Plan

Guiding Principles

1. Develop a Vibrant Mixed-Use Downtown
2. Enhance Downtown's Waterfront Orientation
3. Expand Housing Opportunities and Provide a Range of Housing Types
4. Balance Density with Green Space
5. Create an Integrated and Convenient Transportation Network
6. Provide Quality Public Improvements

DVEET & BHATIA
Urban and Regional Planners



Iwilei Station Area

- Most transformative
- High-intensity mixed-use: residences, public facilities, neighborhood shopping
- Education hub at Honolulu Community College
- New streets and paths

The map shows the Iwilei Station Area with a legend:

- Overlook Point
- Activity Node
- Proposed Promenade
- Proposed Street
- Existing Pedestrian Bridge
- Proposed Pedestrian Bridge
- Freeway
- Major Street
- Road Bridge
- Proposed Rail Line/Station



Iwilei and Kapalama Areas Looking Makai *existing*



Iwilei and Kapalama Areas Looking Makai *hypothetical*



Iwilei District, Looking Ewa toward Alakawa Street



Iwilei District, Looking Mauka along Iwilei Road

Chinatown Station Area

- Retain historic character and scale
- Redevelop surface parking lots on Nimitz Highway with taller buildings
- Encourage new uses and public services that accommodate seniors, children, and families

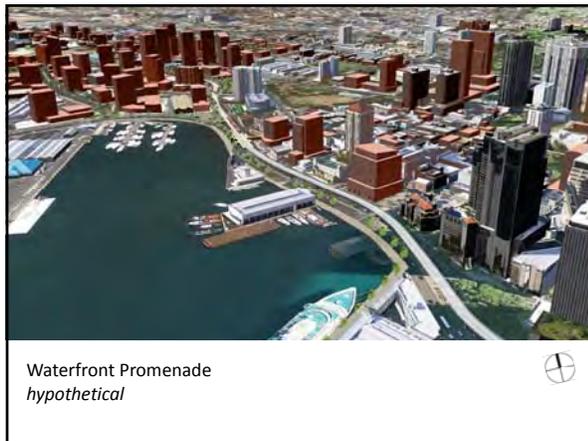
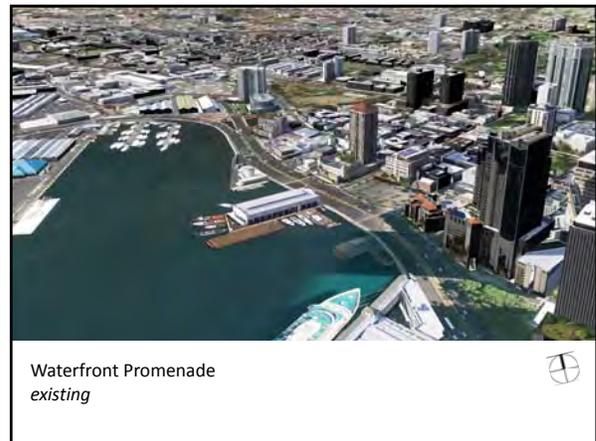


Looking Diamond Head on Nimitz Highway from Maunakea Street

Downtown Station Area

- Retain employment center
- Expand mix of evening uses: retail, entertainment
- Create a regional destination with new waterfront activities:
 - Revitalize Aloha Tower
 - Redevelop HECO power plant site
 - Develop waterfront promenade

The map shows various land use zones: Residential (red), Mixed Use (Medium Intensity) (orange), Mixed Use (High Intensity) (yellow), Commercial Office (blue), Public/Quasi-Public (light blue), Industrial (green), and Public Park (dark green). It also indicates proposed infrastructure like streets, bridges, and transit lines.



Land Use Plan

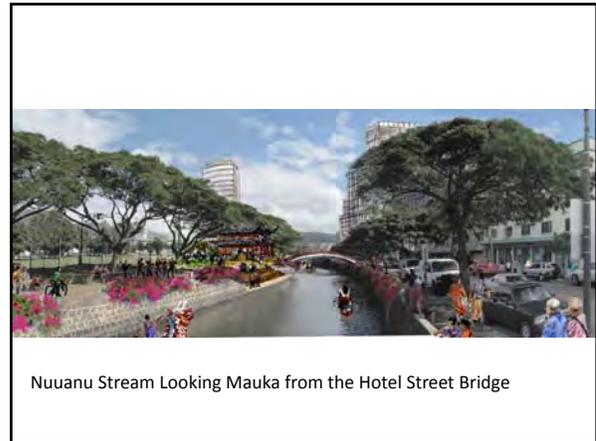
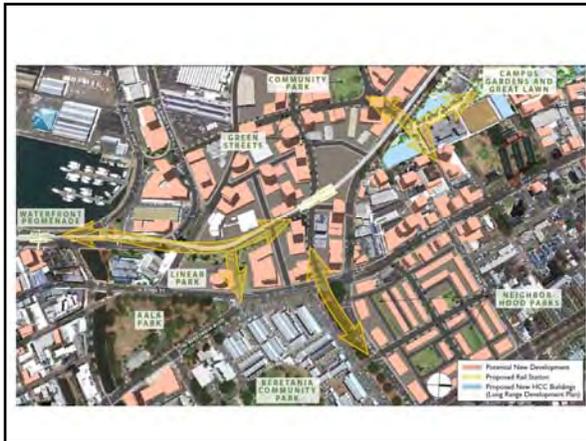
The map shows various land use zones and includes annotations: "New mixed use district" (pointing to a red/orange area), "Historic Chinatown retained" (pointing to a red area), and "Greater range of retail, entertainment, and waterfront uses" (pointing to a blue area). A legend identifies zones like Medium Density Residential, High Density Residential, Urban Mixed Use, etc.

Development Potential

	Residential (DUs)	Commercial Retail (Sq. Ft.)	Office/ R&D/ Light Industrial (Sq. Ft.)	Public/ Parks (Acres)
Existing Development	8,800	6,290,000	10,810,000	16.2
TOD Plan (Net New Development)	6,500	632,000	1,077,000	30.6
Gross Future Development	15,300	6,922,000	11,887,000	46.8

- 13,400 new residents (nearly 28,000 total)
- 4,100 new jobs (plus HPU and other public)
- Most growth around Iwilei Station

City & County of Honolulu • Downtown Neighborhood TOD Plan



Nuuanu Stream Looking Mauka from the Hotel Street Bridge

Public Facilities and Services

- Affordable housing
- Social services
- Police and fire services
- Schools and other education institutions

Public Realm & Infrastructure Implementation

- Develop Downtown Infrastructure Facilities and Financing Plan to identify:
 - Park locations, acquisition strategy, and funding
 - Locations for new streets
 - Streetscape, sidewalk, crossing improvements
- Address wastewater capacity constraints: update East Mamala Bay Facility Plan and continue to implement listed projects

Next Steps

- Comments accepted through November 2, 2012
 - Feedback Forms
 - Contact City & County of Honolulu, Department of Planning and Permitting:
 - Raymond Young
 - (808) 768-8049
 - ryoung@honolulu.gov
- Planning Commission and City Council Hearings

Project Website:
<http://dev.honoluluudpp.org/planning.aspx>

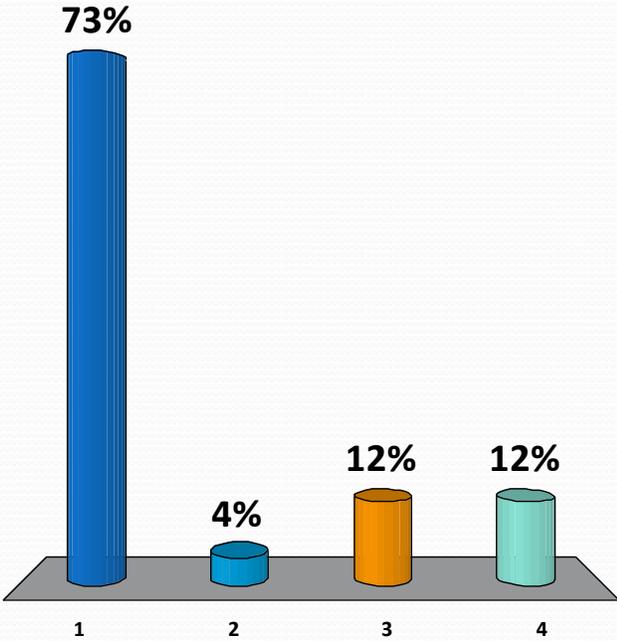
Open House

FIVE "STATIONS"

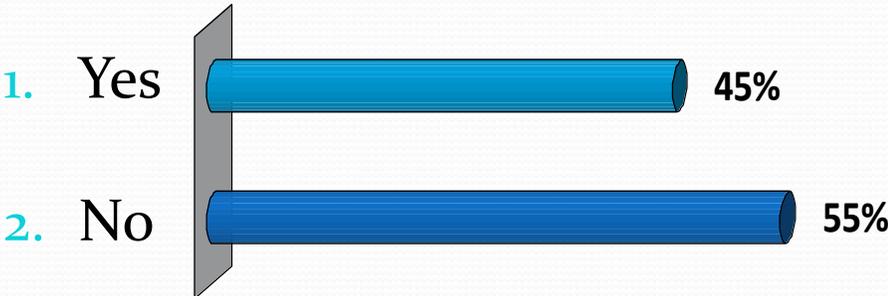
- Overview: Vision & Principles
- Land Use
- Streets and Transportation
- Urban Design and Parks
- Public Facilities and Implementation

How did you get here tonight?

- 1. Car
- 2. Bus
- 3. Walk
- 4. Bike

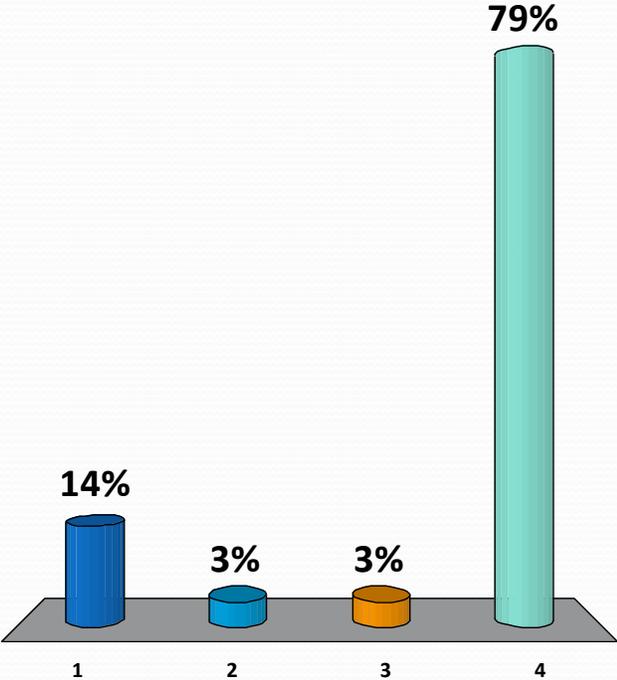


Is this your first TOD workshop?



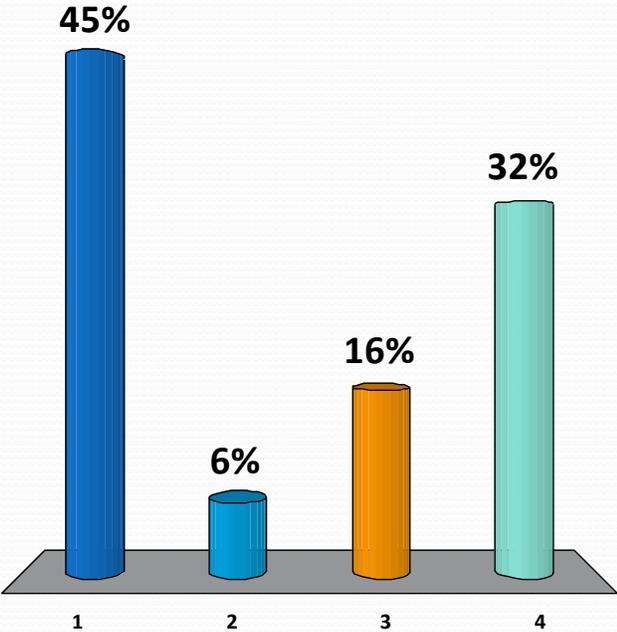
I live in:

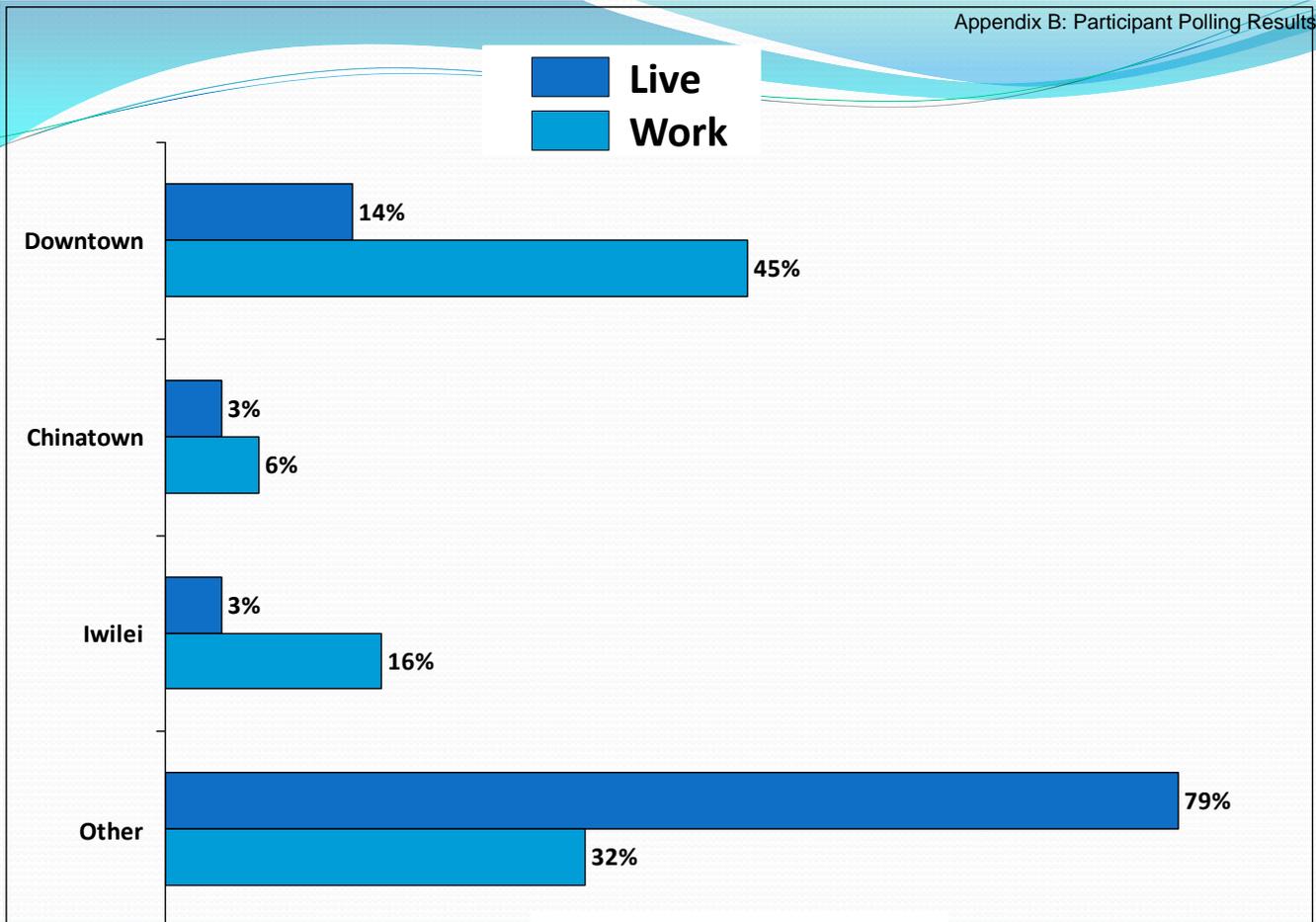
- 1. Downtown
- 2. Chinatown
- 3. Iwilei
- 4. Other



I work in:

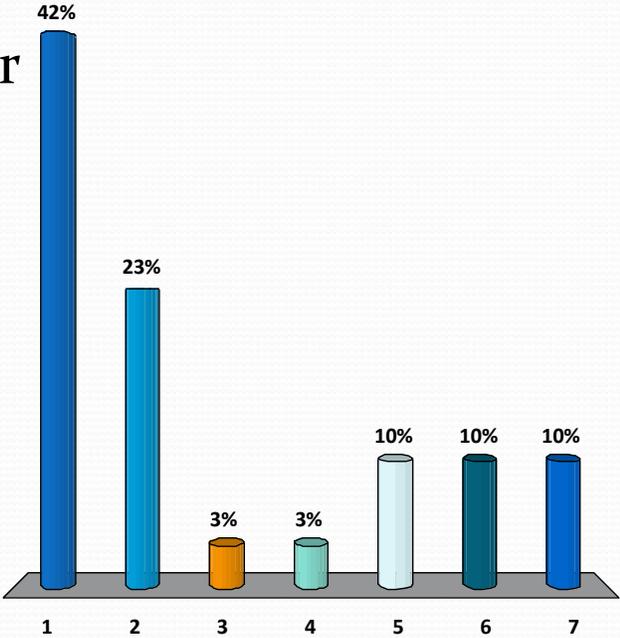
- 1. Downtown
- 2. Chinatown
- 3. Iwilei
- 4. Other





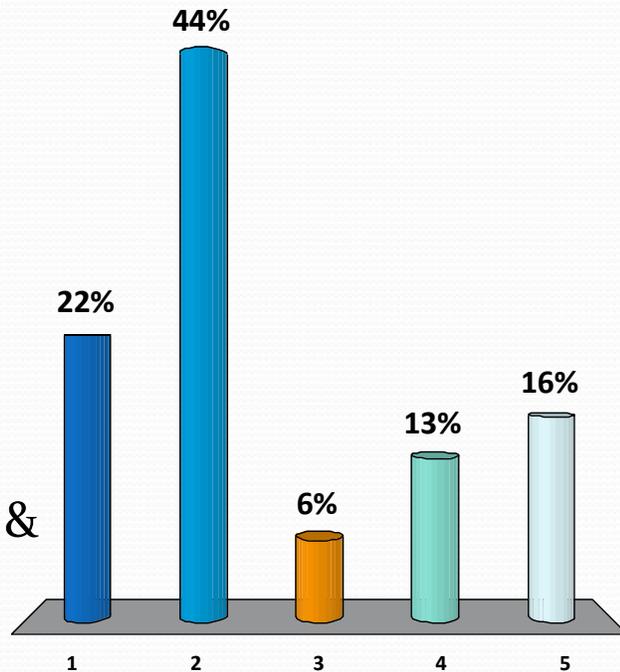
My role in the TOD planning process is:

- 1. Community Member
- 2. Property Owner
- 3. Business Owner
- 4. Public Official
- 5. Consultant
- 6. Developer
- 7. Other



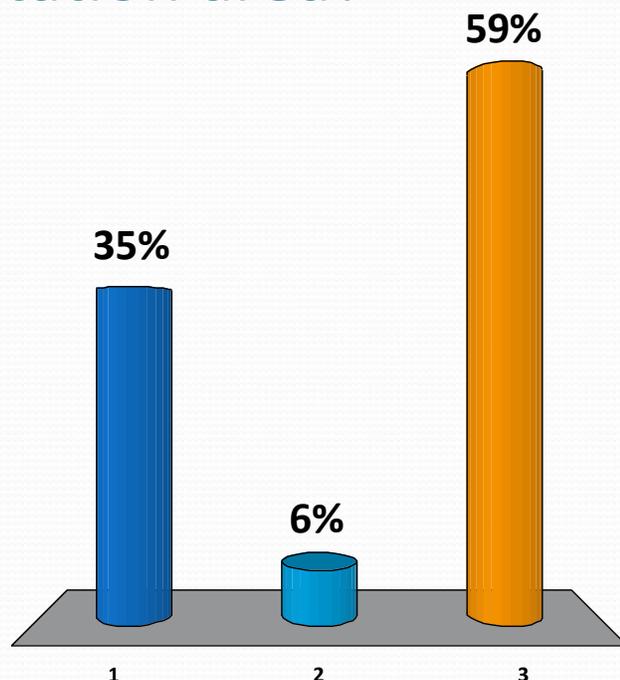
Which TOD benefit is most important to you?

1. Less auto dependency
2. Neighborhood revitalization
3. Improved connectivity
4. Lower housing & transportation costs
5. Reduced environmental & land use impacts



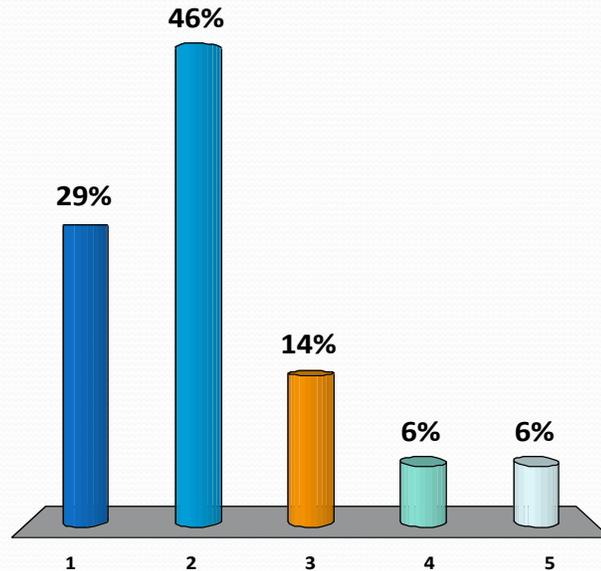
The highest priority for public investment should be at which station area?

1. Downtown
2. Chinatown
3. Iwilei



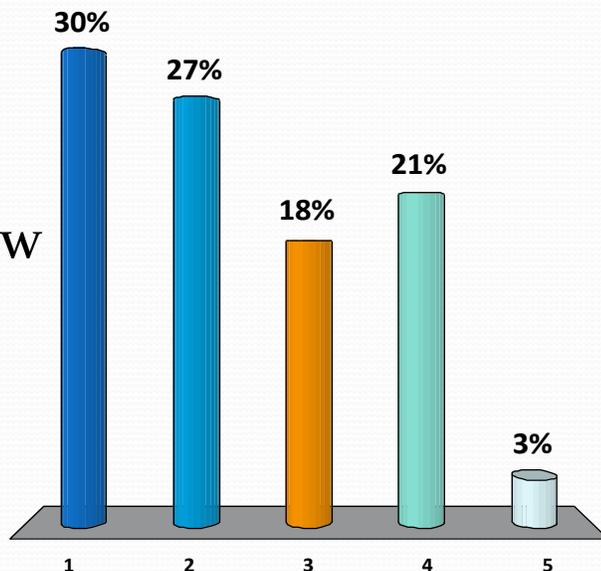
The Downtown TOD Plan generally reflects the community's vision.

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



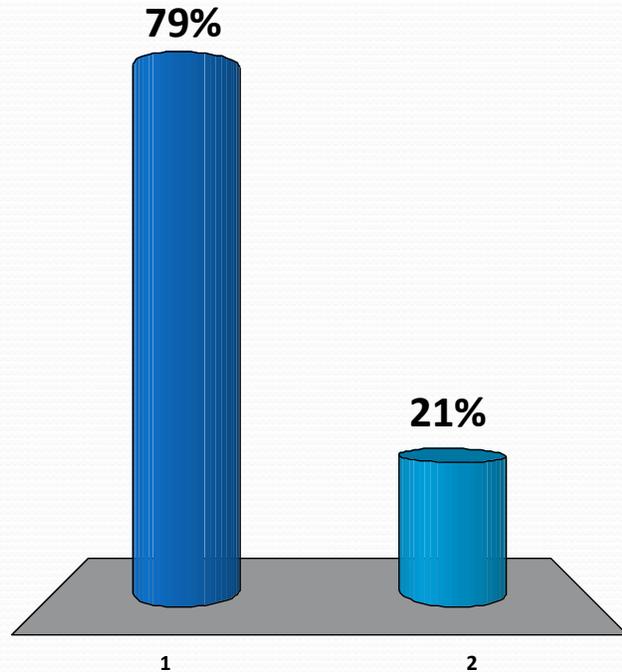
The Plan vision, principles, and recommendations are valid even without rail.

1. Strongly Agree
2. Agree
3. Neutral/Don't Know
4. Disagree
5. Strongly Disagree



Is the November 2nd deadline enough time to provide your feedback?

- 1. Yes
- 2. No



The “clickers” enhanced my workshop experience.



DYETT & BHATIA
Urban and Regional Planners

755 Sansome Street, Suite 400
San Francisco, California 94111
☎ 415 956 4300 📠 415 956 7315