

**WAIPAHU NEIGHBORHOOD TOD PLAN**  
**Community Workshop #1**  
**Summary of Comments from Small Group Discussions**

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The first Community Workshop was held on September 25, 2007 at the Waipahu Intermediate School from 7:00 pm to 9:00 pm. Following a PowerPoint presentation, workshop participants were divided into four groups to discuss and provide their input and perspectives on the issues, opportunities, and constraints surrounding each of the two transit station areas. The following summarizes the comments:

**LEOKU STATION AREA –TABLE #1 (Tim)**

**Opportunities:**

- We need jobs, housing, places to eat and places to gather.
- Places with housing over shops would be nice.
- Put a day care/child care near the station for working parents.
- Replace all lost affordable housing within the station area.
- Mix of uses is good.
- Make this a people place.
- Create view corridors to the harbor.
- Student housing in this area would be good because of its rail access to UHWO, Leeward College, and UH Manoa.
- Let light industry stay in the area makai of Farrington Highway, and create new business here such as electric cars.
- Bring back entertainment such as the Sky Slide.
- With higher densities, new schools will be needed within the community.
- Create more bikeways and connect to the Pearl Harbor Historic Trail.
- Place a small park in this area.
- Create more housing choices.
- Bring buildings close to the fixed guideway station.
- Make the pedestrians more important.
- Tame Farrington Highway to make it easier for folks to walk across.
- Replace the trees and landscaping lost in the medium.
- Green the fixed guideway structure with native plants.
- Bring new jobs to the area.
- Make it urban but not high-rise.
- Create height limits in this area so as not to overwhelm the area.

- A movie theatre and things for young people to do would be nice.
- Don't make just high-end housing, but more mixed income.
- The canal is a pit but there is opportunity to connect to the water.
- We need to connect and celebrate the marsh.
- Move the large box shopping across Fort Weaver Road, and make this station something urban, not a strip center.
- Create more shade if we are going to make it more pedestrian.
- Street lighting will be important to make it safe.

**Constraints:**

- Parking will be a problem for folks coming from Ewa Beach to the transit station unless there is a parking facility.
- Remove barriers from the West Loch neighborhood to the Leoku Station.
- There is no public access to the water, you can't even see it.
- The water is polluted, but local people do fish for Tilapia where the canal meets the harbor.
- The entire area within a ¼- mile of the station is not pedestrian friendly.
- Jobs should be kept in the station area.
- There is no green or gathering space within the ¼-mile station area
- The trees in the median of Farrington Highway are important. What will happen to them?
- Farrington Highway and the surrounding streets need to become pedestrian friendly.
- There must be burial sites around this area.
- The area within the ¼-mile station area is ugly, it all should be redone.
- Lot's of lower income and elderly people live near the station, what will happen to them?
- Any kind of redevelopment here is going to create more traffic.
- There is no shade on our streets and what sidewalks we have.

**LEOKU STATION AREA – TABLE #2 (Electra)**

**Preserve & Maintain Character of Neighborhoods:**

- Fire station, DQ, Highway Inn, City Mill, Zippy's (Special) Disco Mart, Locally owned businesses, Leeward drive, Westgate center.
- Need to keep special places.

- Keep small businesses but redevelop.
- Do not inhibit the lifestyle of current residents.
- Preserve Hawaiian town character.
- Quality of life.

### **Improve Quality of Life:**

- **Traffic – Congestion/Commute/Connectivity**
  - Transit separated from road.
  - Park & ride could help – need it for transit, many people cannot walk to this area.
  - Other option is to increase the connections from the bus transit center to transit station, no need to park & ride if you have better circulation for buses to the neighborhoods.
  - Circulator shuttle to Civic Center.
  - Farrington is artery coming in from Kapolei – people get up at 4:00 am put their kids in the car and drive their children to their parents for childcare to get to work on time. People move to this area because they can afford a single family home to improve their quality of life but then the traffic completely degrades their quality of life.
  - Want to be able to use transit, something separate from the highway. Anything to make the commute better or to move jobs into the area so there are not so many people on the roads. Young families move here because of the affordability of newer developments in the Central and Ewa regions. Give up on their quality of life because of the worsening congestion.
  - Roads cannot handle the traffic, there are not enough connections.
  - The roads are too narrow for street parking.
  - Want options – different way to get to town.
  - Traffic is impacting the quality of life.
  - Transportation – maybe a trolley.
  - Improve on local traffic.
  - Shuttle circulates to the Civic Center – difficult to get places (have a trolley like Mililani).
- **School Facilities**
  - Need to increase funding to new schools to support any new development.
  - There are many grade schools but only one intermediate school and one high school – need more schools, not many options for kids, either they drop out when they get to intermediate school or they go to private school.
  - Need new high school and new intermediate school.

- **Get Rid of Current Unwanted Land Uses**

- Auto repair shops and tow shops can go, many are vacant – cars parked all along the streets (tow companies).
- Vacant industrial areas, safety and crime issues in this area.
- People not very connected to industrial area, except for a few “hearts” drawn on the map (indicates places preserve)

**Desired Land Uses that do not Exist in this Area:**

- Need a place for senior citizens and a place for children.
- Need fine dining.
- Intermediate and high schools.
- Affordable housing.
- Parks.

**Affordable Housing – Maintain/Improve Existing and Add New Units:**

- More options for young families and seniors.
- Multi-generational families, density has actually increased.
- Affordable homes are very important to keep families close and community connected.
- Need options for housing.
- High rate of home ownership.
- Maintain affordability.
- Improve conditions of units.

**Environmental Concerns:**

- No connection to Pearl Harbor.
- Water in Pearl Harbor is so polluted.
- Reclaim waterfront along Pearl Harbor.
- Need visual and physical connections to waterfront, right now there is a fence.
- Overgrown with mangroves and homeless live in this area. Concerned about tsunamis –when the mangroves are cleared it will actually make the damage far worse; the mangroves serve as a buffer. Would like to see connection to Pearl Harbor remade and mangroves reestablished for protection.
- Clean up Pearl Harbor-Westloch waterfront area.
- Clean canal.

### **More Connection to Green and Nature:**

- There are NO PARKS in this area at all.
- Landscaped median is the only community project in the area that the community feels like they own – the project took 10 years and the community is very proud of it. It is the first beautiful thing that they have been able to implement.
- More green areas possibly local parks.
- Better access to Pearl Harbor.

### **Walking & Biking Places:**

- Old infrastructure – sidewalks and bike lanes need to be updated.
- There are no bike lanes.
- Sidewalk improvements not paid for by homeowners.

### **Remember History of Area:**

- Most of the area lacks a narrative –use to be sugar cane fields. When the plantations closed it left a vacuum which was filled by mostly industrial. There is a story at the main town core of Waipahu Depot Road-but nothing at the transit station site. The community members want a better story here than the one they have now – most of the construction is relatively new and poorly built (1960s).
- Suggestion for horse and buggy ride that circulates to the waterfront for children, seniors, and tourists. Potential to have a historic theme and provide educational opportunities.
- Railroad tracks, revitalize and reconnect.
- Train could be a restaurant.
- Connect and remember historical context – plantation, railroad, Pearl Harbor, canal, bomb, sugarcane.
- Maintain culture, blend old with new.
- Save character.

### **MOKUOLA STATION AREA –TABLE #3 (Cheney)**

#### **Special Places as Opportunities:**

- Filipino Community Center – icon for the community and their heritage.
- YMCA – smokestack is a symbol for the community and their heritage.
- Golden Coin restaurant – good eats!
- Hans L'Orange Park – baseball tourney brings people from all over the world. Park next to it needs some fixing up.

- Community Center with pool – fix pool. Place for elderly and children.
- Civic building and library – keep civic places.
- Bus station area with church should be kept in same location (unless station is moved to Waipahu Depot Road).
- Waipahu Cultural Garden – source of tourism within Waipahu, heritage and museum are very important.
- Pouhala marsh, don't disturb.
- Waipahu Depot Road as 'Main Street', big trees!
- Big canopy tree-lined streets in neighborhoods, keep it cooler, safer.
- Affordable housing is so important. Great opportunity here, put it close to transit; they will be the users and feel some ownership of the station.
- Bike connections are important. Waipahu Depot Road especially. Pearl Harbor Historic Trail is used currently, but needs work.
- Making Kapakahi Stream an amenity.
- Connections to Pearl Harbor (at least views).
- Bring back heritage (plantation, sugar mill, Filipino, etc.).
- Shared parking at bus station makes sense (small park & ride, share with church and shopping areas) – structure could serve as the bus station as well.
- Increase restaurants and retail near Mokuola station to complement the Civic/Library Center.
- Timed multi-modal connections are key to making this work (synergy). Kids could take transit to station and transfer to shuttle/bus service to schools in Waipahu.

#### **Farrington Highway Constraints:**

- Afraid construction of fixed guideway will block lanes and add more congestion for many years. How will this be addressed and alleviated?
- Afraid widening of Farrington Highway will happen, already too wide.
- Safer crosswalks are needed, how will this be addressed?
- Taking down landscaping in median will be a problem. Community worked so hard for many years to get this done. Where will the trees go, how will they be incorporated?
- 20' high transit system, will you be able to walk along, under, beside it? Will it feel safe? How?
- Tree lining of Farrington Highway on both sides is very important, especially near Mokuola Station.

### **Other Constraints:**

- Affordable housing – afraid development could do the opposite (gentrify) the area. This needs to be addressed NOW.
- Big, high-rise buildings would not work here, imposing on the heritage/culture that is left.
- Moving station to Waipahu Depot makes sense, where the people should be.
- Fix Waipahu swimming pool...it is always broken.
- More park-like setting adjacent to Recreation Center and pool.
- Single-family houses should be kept, how to treat the new areas around them?
- Afraid property values will go down.
- No connections to Pearl Harbor (views, pedestrian, bike).
- What happens to the existing business when transit is being built...won't they suffer?
- Local businesses along Farrington Highway are important, worried about their well-being in the community. They are an important part of Waipahu, don't destroy!
- Safe places for children are needed.
- Connections to schools are very important, especially the High School. Why isn't the stop there? Very congested, transit stop could alleviate this.
- Lack of sidewalks.

### **MOKUOLA STATION AREA – TABLE #4 (Adam)**

#### **Opportunities:**

- The aesthetics of the stations and the elevated system are very important. The stations should be attractive, unique places, not just "utilitarian."
- Park & Ride, will it be at the Mokuola Station, and if so, how will it interface with the neighborhood?
- Possibility for shops, coffee stands directly under station platform. Make the station a mixed-use place.
- Should investigate moving the station one block to Waipahu Depot Road to emphasize the importance of this area and to connect existing community resources.
- A neighborhood police station would be ideal near the existing civic center.
- Bikeways should link the neighborhood together. Possibilities for bikeway along makai side of Farrington. Connection to Pearl Harbor Trail is extremely important.

- Entertainment uses would be great within the station area, movie theaters, performing arts etc. These uses are lacking in Waipahu.
- Neighborhoods mauka of the high school are densely populated and can provide very high transit ridership as long as they can easily access the station.
- Waipahu Depot Road needs to be given special treatment as a walkable “main street” as defined in the Town Plan.
- The OR&L Railway line to the Hawaii Plantation Town is an opportunity for a bikeway.
- Great emphasis for affordable housing was suggested by the groups but it is also important to have affordable rents/leasing for businesses. This is the reason why Waipahu has the great diversity of businesses in the area.
- Must put in a City and County satellite city hall! We lost it years ago and want one back!
- Make using the circulator bus from the neighborhoods as convenient as possible. No long walks. Get off the bus and a few steps to an elevator or escalator and on the train.
- Health theme area or pavilion. Waipahu has many doctors, dentists, and rehab centers but they are spread out all along Farrington Highway.
- Incorporate the use of solar panels to power the stations (lighting, elevators, escalators etc.).
- Promote or mandate all new development use solar panels, solar water heating and follow LEED building standards. Just like the cafeteria where the meeting was held, it is a LEED certified building.

### **Constraints:**

- Existing landscaping in the median along Farrington Highway. A \$10 million project, which was developed through a community process and recently completed. Can landscaping be preserved in some way with aerial transit?
- Lack of sidewalks in many of the residential areas surrounding the station. Where sidewalks exist, many are in disrepair.
- The safety of pedestrians crossing Farrington Highway to the station is a major concern.
- How many riders are forecasted to use the station? Pedestrians? Buses? Cars?
- There are major drainage issues throughout the station area, especially on the makai side of Farrington Highway, Diamond Head of Mokuola.
- How much money is dedicated to neighborhood/public improvements in the transit corridor budget?
- Utility lines will need to be undergrounded in many areas along the transit corridor.

- There is a concern that when property values are raised in the station area, property taxes will go up which will be a hardship for residents.
- The new high-rise affordable housing units are getting mixed reviews from residents; many think it is out of scale, while at the same time knowing that affordable housing is necessary.