MEETING OF THE PLANNING COMMISSION

Minutes
Wednesday, October 25, 2017

The Planning Commission held a meeting on
Wednesday, October 25, 2017, at 1:30 p.m., at the Mission
Memorial Conference Room, Mission Memorial Building, 550
South King Street, Honolulu, Hawaii. Vice Chair Theresia
McMurdo presided [Acting Chair].

COMMISSIONERS PRESENT: Theresia C. McMurdo, Acting Chair
Steven S. C. Lim
Ken K. Hayashida
Wilfred A. Chang, Jr.
Gifford K. F. Chang

COMMISSIONERS EXCUSED: Cord D. Anderson
Ka'iuulani K. Sodaro
Arthur B. Tolentino

COMMISSION STAFF: Gloria Takara

DEPUTY CORPORATION COUNSEL: Rozelle A. Agag
(Advisory to the Commission)

PROCEDINGS

Acting Chair McMurdo: I'm going to call the
meeting to order. [bangs gavel] This is the Wednesday,
October 25th meeting of the Planning Commission. First order
of the agenda is the minutes. We do not have any minutes to
review, so we will need to defer that item.

We will now open the public hearing for the Halawa
Area Transit-Oriented Development Plan. Can we call staff
to make their presentation.

Mr. Rue: Good afternoon, Chair and members.
Harrison Rue for the record. TOD Administrator. We're
especially pleased to present this to the Planning
Commission. Unlike many of our other neighborhood TOD
Plans, this is a little bit different in that it's only one
station. Most the other ones have two or three stations.
The other ones you're reviewed have been up around existing
neighborhoods centered around the neighborhood and this is
very different in that it has Aloha Stadium at the core, a
lot of state owned property, not only Aloha Stadium, but
Puuwai Momi Housing. And we took a little bit different
approach because there's several residential neighborhoods
nearby. We made sure they were included in the planning but
this was really done in collaboration with the state
agencies, the stadium authority and the DADS division.

DPP REPRESENTATIVES: Franz Kraintz, Staff Planner,
Community Planning Branch
Harrison Rue, Transit-Oriented
Development Division,
Administrator

1 Department of Accounting and General Services who are doing
2 on a parallel track doing a study of whether and how to
3 rebuild the stadium and redevelop the area. So, Franz will
4 give you more details about that. But it's a little bit
5 different then we usually do, and I think we came up with a
6 good draft working collaboratively with the state agencies
7 as well. I'd like to introduce Franz Kraintz, who's the
8 project manager.

Mr. Kraintz: Thank you, Harrison. Aloha, and
good afternoon, Acting Chair McMurdo. Welcome to a new
11 role.

Acting Chair McMurdo: Temporary.

Mr. Kraintz: Yes, temporary. And members of the
Planning Commission. As Harrison said my name is Franz
Kraintz. I'm a planner with the Community Planning Branch
within DPP. I'm here to brief you on the Halawa Area
Transit-Oriented Development, TOD Plan for the area within
1/2 mile of the Aloha Stadium rail station. I believe in
your packets you received all the documents that kind of
gone into this process. They include community workshop
summaries, analysis and studies that have been done for
infrastructure and transportation as well as the executive
brochure and agency comments that were received on the
public review draft. As Harrison mentioned while the state
has a landowner controls the ultimate development.
1 configuration design and uses. This TOD Plan helps to guide
2 them in their decision-making. It's also understood that
3 private developers may have a different idea about the
4 configuration on the site or they may follow this based on
5 market conditions. But it's been encouraging that the state
6 has embraced, chosen to embrace the TOD principles and the
7 vision of this Plan.
8
9 So, we'll jump right into it and based on the
10 market feasibility justify a full build-out of this site of
11 total 3 million square feet development on the stadium site
12 and 2.2 million square feet of development on the other
13 sites. This is a big number but by capitalizing on Halawa
14 central location on the south shore of Oahu, I've met
15 substantial, commercial, low density residential, industrial
16 uses and military uses along with the significant
17 attractions such as the Pearl Harbor Visitor Center, Aloha
18 Stadium itself. The increased accessibility and mobility
19 that rail transit provides offers TOD considerable potential
20 to transform the Halawa area to more of an urban community,
21 urban neighborhood.
22
23 With the Plan here there can be a vibrant mix of
24 uses including jobs and housing opportunities, exciting
25 street vitality because of these uses and it's complemented
26 by a safe, secured connections in open spaces that link the
27 rail station with destinations and active uses of the area.
28
29 which collectively should create a dynamic destination for
30 both daytime and nighttime activities.
31
32 So, while conceptual in nature the Plan is
33 important because with the coming of rail—and here's the
34 rail station here. With the coming of rail and the
35 possibility of a new state-of-the-art stadium, these two
36 large public investments have a real opportunity to
37 stimulate transit-oriented development in the Halawa region.
38 And as you might expect the Aloha Stadium site here, it's
39 about 100 acres. Its likely to receive the largest—Oh, I'm
40 sorry, has the greatest potential for redevelopment right
41 off the back. And, in addition adjacent to the station.
42 Four other sites were identified for having increased
43 densities along the various arterials. Aiea Elementary
44 site, the Stadium Mall sites, Stadium Marketplace and Puuwai
45 Momi. These three sites, Aiea Elementary, stadium mall,
46 might be a little bit more long-term, but should be
47 influenced by what happens here.
48
49 Puuwai Momi because it's under the jurisdiction of
50 the Hawaii Public Housing Authority could be on a different
51 track for redevelopment and may not be in sync necessarily
52 with this TOD Plan, but could be influenced by rail and
53 transit-oriented development including perhaps neighborhood
54 infrastructure upgrades.
55
56 The Plan was developed through very extensive
57 public outreach and engagement process that included
58 resident surveys, stakeholder interviews, three community
59 workshops and all that by a planning advisory committee.
60 The Department is proud of the close ongoing dialog and
61 collaboration that we had with the stadium authority, the
62 State Department of Accounting and General Services, DAGS,
63 as well as the various branches of the military that handled
64 the naval facilities of Pearl Harbor.
65
66 Over the course of this public outreach program,
67 three alternate sets of development scenarios were created,
68 and these were examined, reviewed and veted by the various
69 stakeholders and community members with respect to their
70 appropriateness as far as the intensity and types of
71 development. The framework under which all of these were
72 addressed included connectivity, land use and open space.
73 And within that framework eight principles were derived.
74 Under accountability, we want to make sure there's a strong
75 connection between the station and the stadium, both
76 esthetically and visually. As far as accessibility, we
77 wanted to make better connections as were mentioned earlier,
78 but also link up the various destinations such as Pearl
79 Harbor trail to the visitor center and within the stadium
80 site itself create more pedestrian oriented types of blocks,
81 small size, urban scale blocks with in a grid like fashion.
82
83 Under land use, we're looking at a diversity of
84 land use types really to help create a destination that
85 provides, daytime, nighttime activities, all year long. And
86 this includes offices, retail entertainment and in
87 particular taken advantage of the sports aspect of the
88 stadium, perhaps the sports entertainment, sports medicine.
89 And just very briefly to go over—we're looking at the
90 possibility of 2,000 units of residential; 200,000 square
91 feet of retail and restaurant; 400,000 of office and then
92 100,000 of cultural and institutional. And along with that
93 institution, we're looking at possibility of some museums,
94 may be hall of fames as well. Under open space, large
95 community gathering places or small and may be passive and
96 active, but using them to program events and activities that
97 really create community, and then as well as taking
98 advantage of the natural features within the area, and
99 making those linkages and connections with them.
100 In review of the various scenarios that were
101 mentioned, one of them became the preferred alternative and
102 it turns out this one is called the corridors, and it
103 measured the highest in a number of different categories
104 related to open space, transportation, infrastructure, land
105 use, market or economic feasibility. community
106 support at one of the workshops because of its mixed-use
107 core and open space features.
108
109 And, I'll just take a moment to go through some of
1. the highlights, and while I do that I'm going to zero in
2. here a little bit here and walk through this a little bit.
3. So, one of the major feature of this particular
4. corridors plan is the relocation, replacement of Aloha
5. Stadium and then as well as a very strong gateway presence
6. right off the station and this concludes somewhat of a
7. plaza. It includes perhaps that museum or hall of fame right
8. here, and then again you'll see very strong visual
9. connection from the station to the stadium.
10. And along this corridor, as I mentioned the
11. mixed-use core of street level retail, which I would include
12. shops and restaurants and either residential or office above
13. or may be a combination of both, and the stories above.
14. In addition to that, we're looking at a
15. possibility of a hotel here and may be an entertainment
16. venue next to it as well as the office and institutional
17. uses on the mauka side of the stadium. More of your mixed,
18. your medium density residential, we're talking about some of
19. the areas up in here and over towards this end. Again, more
20. in the upper floors. The same format we're talking about
21. looking at lighting this edge of Salt Lake Boulevard, street
22. level retail and residential. Not necessarily high but four
23. or five stories let's say, whatever that turns out to be
24. above. In terms of open space, mentioned the gathering, a
25. large gathering spot here, and then the connections that are

1. made for a bike and pedestrian access across the major
2. highways here, Moanalua and down across here, Kamehameha
3. Highway to make these connections.
4. Transportation improvements. You might note that
5. the Salt Lake Boulevard has been realigned for the new
6. intersection with Kamehameha Highway. This helps create
7. more area for this compact and dense mixed-use core here,
8. right off the station area, as well as creating better
9. access into the site, what I knew the term as being a
10. slip-ramp off H-1 into the site itself. There's also the
11. retention of the monkey pod trees, at least this quadrant of
12. the parking lot, looks creation of some more.
13. create shade.
14. So, following the creation of this Plan, and
15. assuming it gets submitted with your recommendation to the
16. City Council and their adoption of this Plan, we're looking
17. at a way of turning these recommendations into actual
18. ordinances. And one of the things that needs to be done is
19. the creation of a special district. And this overlays the
20. underlying zoning. But with the special district
21. designation it helps provide extra incentives and this helps
22. encourage the development that we like to see here.
23. As you might imagine for the particular site,
24. infrastructure with this amount of development is quite
25. substantial. Already the site has the capacity to handle

1. 50,000 seat stadium but with the addition of all the extra
2. development there's quite a big number of infrastructure
3. improvements, namely or mostly in the transportation
4. infrastructure portion. But also it's been identified that
5. there be some wastewater limitation as well, particularly
6. the pump stations. One way to overcome that, of course, is
7. look for developer contributions maybe some public, private
8. partnerships. Looking at all self financing mechanisms and
9. phasing the development.
10. So, with the completion of all this work, we
11. issued a public review draft in October 2016 and over the
12. next eight months we received comments from 40 different
13. public and private entities. We've reviewed them and
14. incorporated into the draft document that you have now, and
15. in review of that draft document we checked it for
16. conformance with the Oahu General Plan and the primary Urban
17. Development Plan. And it conforms with these Plans in a
18. number of ways. According to the goals and the objectives
19. of these Plans, it talks about how to direct growth both
20. population and development into certain urban corridors in
21. urban areas. And as a way of balancing that growth and
22. preventing sprawl into the natural areas. And, we believe
23. this does this in a number of ways. More specifically, the
24. PUC DP talks about Honolulu is becoming the Pacific's
25. leading city. And the component of that is for the Halawa

1. area to become a town center. And, I believe with the
2. development scheme and scenario that we presented today that
3. the Halawa area, particularly around the Aloha Stadium rail
4. station that this could become the Halawa Town Center. So,
5. we believe it conforms in that manner in a number of ways.
6. So, the next steps are to incorporate any of your
7. recommendations into the Plan for actual transmittal to the
8. City Council for approval. And, as I mentioned we would
9. work on creating the special district and change of zoning
10. plans and regulations. And, from that point on, it's a
11. matter of what strategies, what incentives, what do we need
12. to do to work with our partners to help implement this Plan
13. and see it to fruition.
14. I know that was a very a sync coverage of all the
15. documents and information that were provided to you, but I'd
16. be happy to answer any of your questions and comments.
17. Thank you.
18. Acting Chair McMurdo: Thank you. Are there any
19. questions from Commissioners at this time?
20. Member Hayashida: I just had one question, Franz.
21. Can you kind of give me an idea behind where Stadium Mall
22. is, what's that thought process behind the Apartment
23. Mixed-Use zoning and the height going to 90-feet in that
24. area?
25. Mr. Kraintz: Certainly. Stadium Mall or
1 Marketplace.
2 Member Hayashida: Yes, both.
3 Mr. Kraintz: Right now they're both zoned a
4 business, zoned district and our recommendation is that it
5 be zoned to more mixed-use. And with that, I believe in the
6 Plan itself it talks about the existing heights and what the
7 proposed heights would be with BHM. And I mentioned the
8 idea of creating the special district and within that in
9 exchange for various community benefits, there's an
10 allowance to have a higher density or higher height. I have
11 get the Plan out, may be I have it here. That was meant to
12 be 90-feet at the most.
13 Mr. Rue: I would add that's similar to many aging
14 shopping centers within walking distance of the rail
15 Station. You know ________ Mall in West Loch. It has the
16 added advantage of—and this would only happen if that
17 property owner chose to take advantage in rezoning. But
18 they're within walking distance of a lot of exiting
19 neighborhoods, mauka, and so it would kind of make it
20 convenient walkable destination that's accessible to the
21 nearby neighborhood, in between there and the rail station.
22 Acting Chair McMuro: Any other questions?
23 Member Lim: What's the land ownership here in
24 this area? It's kind of a discrete area, is it all State?
25 Mr. Kraintz: The stadium site itself at 100 acres

1 as well as where right where the stadium platform is on the
2 mauka side, State control. The federal government is the
3 next—if the State is not the largest the federal is and
4 they have the property makai of Kamehameha Highway, the
5 whole Richardson Field all the way down on the makai side of
6 Kamehameha Highway. There's a little strip of—Well, it's
7 federally zoned that little drycleaner spot. I don't know
8 if that's still federally owned or not. And the rest is
9 private ownership. The City has very little ownership in
10 that area.
11 Member Lim: It's either phasing is between 20 to
12 40 years out. The Phase 1 of the TOD station coming in
13 that's kind of programmed in, but the Phase II is the
14 relocation of the building of the new Aloha Stadium, what's
15 the State's projection?
16 Mr. Rue: The State has, the Legislature just
17 allocated, I think, it was $10 million for the next phase.
18 They've been funding the study to look at should we rebuild
19 the stadium, and if so where and move down that path to
20 thinking that they are investing the $10 million and really
21 looking at replacing and rebuilding the stadium on this
22 side. And they've actually done a preliminary sketch, they
23 hired an architect in kind of keeping with the principles
24 but they actually—their initial (inaudible) moved over
25 slightly. So, again, within the context of this Plan of all

1 the state participated all along was kind of open to the
2 three different options and prefer this one. They've taken
3 a step further already and are looking at another slightly
4 different location on this site primarily for phasing. They
5 kind of said, "let's build a new stadium first before we
6 tear down the old ones." And, so it had to shift slightly.
7 But that's just very preliminary at a "what if" as they go
8 through the environmental assessment and infrastructure
9 needs and things like that. I bet you it'll move right
10 along a little bit more.
11 Member Lim: Which state agency would be in charge
12 of the responsibility for developing the housing and the
13 commercial?
14 Mr. Rue: I would say that's DBEDT. I don't want
15 to speak for the state. Puuwai Momi is controlled by,
16 property owner is Hawaii Public Housing Authority. So, that
17 land is discrete. The State TOD counsel is co-chaired by
18 HHFDC director as well as the state Office of Planning
19 director, so they're involved. The decision-maker to date
20 has been the stadium authority and then Division of
21 Accounting and General Services, DAGS, is kind of acting as
22 professional staff assisting in that regard. If I had to
23 guess right now, not speaking for the state, I would say
24 they would probably put it out as an RFP and then kind of
25 similar to what has been going on at Mayor Wright Homes.
1 Member Lim: Until the stadium is relocated and 2 built, what is that area going to look like, what does the 3 TOD station going to look like? 4 Mr. Rue: Station with parking lot around in that 5 triangle, where the CDL lot owns. Parking lot—Out feeling 6 you never know because, again, they're going through a 7 process right now. They could decide if it gets through 8 there, some developer is really interested in developing 9 around the station before they have the money to rebuild the 10 stadium. But if I had to guess, it's more likely that it be 11 stadium first. But it's possible that it takes a while to 12 come up with the money to build the stadium and some 13 developer is really interested in developing right around 14 the station. My gut feeling it be such a big 15 construction site with the stadium and everything that 16 they'd probably rather wait. 17 Acting Chair McMurdo: And with regard to the 18 Department of Education, any comments from them? 19 Mr. Kraintz: Yes, there were. They wanted to be 20 sure that any possible increase in student enrollment would 21 be accounted for and that through the Leeward. I think 22 there's a Leeward— 23 Acting Chair McMurdo: Benefit package. 24 Mr. Kraintz: Yes. That be recognized and that 25 improvements to the school itself would be forthcoming.

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1 So, I mean, if you look at the comment sheet they had quite 2 a number of things. But all in all, my recollection of 3 their comments on that were that make sure, remember us. We 4 need the facilities if there's going to be increase 5 enrollment. And, I think they were particularly concerned 6 that the capacity now is quite limited. And if there's any 7 additional development that facilities are going to have to 8 be expanded considerably. 9 Mr. Rue: Their comments in a little bit late to 10 be fully incorporated in the Plan on this idea, but another 11 state agency suggested that could consider potential for a 12 new school on the Puuail Momi site and then consider some 13 agreement to use part of the City park there as part of the 14 (inaudible) City grounds. But that wasn't a formal DOE 15 comment. It was one of the other state agencies that said, 16 we ought to think about that. These conversations are going 17 on. 18 Acting Chair McMurdo: Okay. Any other comments, 19 questions? [no response] If not, we can open it up to the 20 public for testimony. Thank you. If we have any? 21 Hearings Reporter: None. 22 Acting Chair McMurdo: We don't have anybody 23 signed up to testify. If there anybody here would like to 24 testify? [no response] Just come up. Nobody. All right. 25 Going once. All right. Any other comments or questions 1 out of town. So I would like— 2 [colloquy between Acting Chair McMurdo and Deputy 3 Corporation Counsel Agag] 4 Okay. All right. I will not be here and at the 5 next meeting the Commission will be electing a presiding 6 officer at that time since we do not currently have a 7 sitting Chair. Okay. And we will have our elections in 8 December. Is it December 6th is our next meeting? Okay. 9 Any other comments? [no response] If not, can we have a 10 motion to close, to adjourn. 11 Member Lim: So move. 12 Member G. Chang: Second. 13 Acting Chair McMurdo: We are adjourned. [bangs 14 gavel] 15 [meeting adjourned at approximately 2:00 p.m.]
1 I certify that the foregoing is
2 a true and correct transcription
3 of the proceedings, prepared to
4 the best of my ability, of the
5 meeting held on Wednesday,
6 October 25, 2017.
7
8
9 Gloria Takara
10 Secretary-Hearings Reporter
11
12 Adopted on December 6, 2017