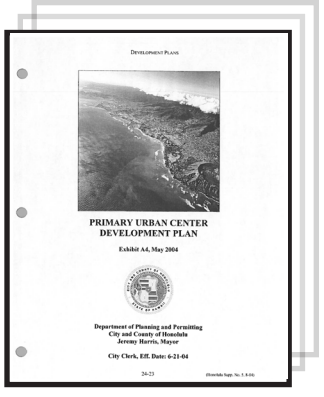
Appendix B

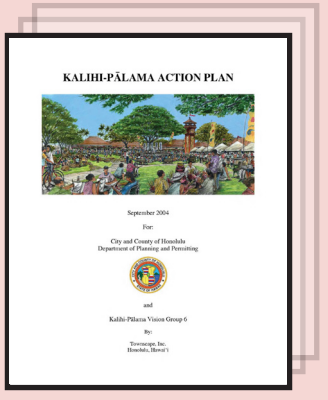
Related Plans

KALIHI-PALAMA ACTION PLAN (2004)



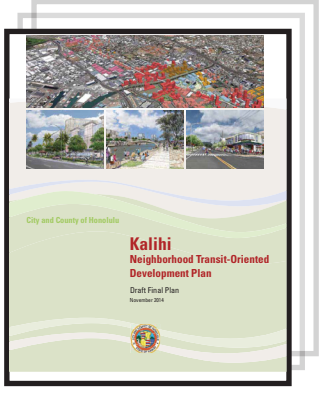
Primary Urban Center Development Plan (2004)

- Policy guide for development decisions required to support expected growth in Oahu's most populous region



Kalihi-Palama Action Plan (2004)

- Vision for the future of Kalihi-Palama neighborhoods
- Shared values



Kalihi Neighborhood TOD Plan (2014)

- Corridor Vision
- Planning Principles
- Goals and Policies (Land Use, Mobility, Urban Design, Public Facilities, Services, and Infrastructure)
- Implementation Strategy

21st Century Kalihi (2017)

- Vision for Kalihi in the 21st Century
- Redevelopment priorities specific to the existing OCCC site and surrounding State-owned parcels

Excerpts from the Kalihi-Palama Action Plan

Many of the concepts rendered in the Kalihi-Palama Action Plan still resonate with Kalihi residents today: Redeveloping the OCCC as a community gathering place, such as a multi-cultural marketplace; improving streetscapes with adequate sidewalks, better lighting, street trees, landscaped medians, and setbacks from vehicular traffic; supporting local businesses; and improving existing open space.

VISION STATEMENT

"Our vision for the future of Kalihi is one of pride and multi-cultural harmony; of living and working together; of preserving our treasures for young and old. We see a Kalihi that is visually, economically, and socially inviting; a place that promotes our natural beauty from mountain to ocean."

VALUES

"We value the beauty, history, and cultural diversity of Kalihi."

"We seek a future community that is more livable and enjoyable."

"We are an economically vibrant community…now and in the future."

"We value education as the means to sustain the future of our community."

"We value recreational opportunities within our community."

"The health, safety, and welfare of our community are fundamental to Kalihi's future."

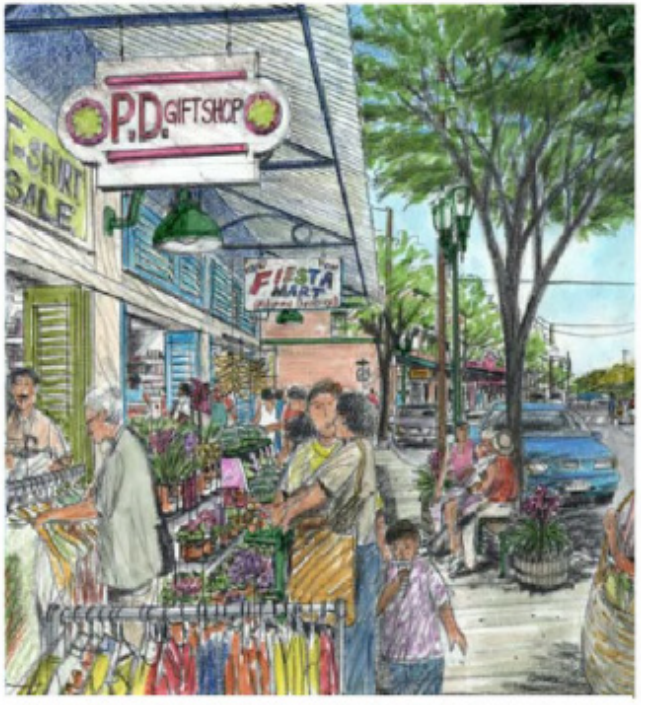
"We treasure our elders and have much to learn from them."

"We are a diverse community with a broad spectrum of housing needs."

"We cherish the natural beauty of our mountains, valleys, streams, waterways, and waterfront, seeking to preserve and enhance their future."

Kalihi-Pālama Multi-Cultural Market Place at the OCCC Site: Envision this vibrant economic and community space that incorporates adaptive reuse of existing buildings and offers a venue for an open market and valued social services. Other features provide tot lots, pedestrian paths, green spaces, and an open-air stage.

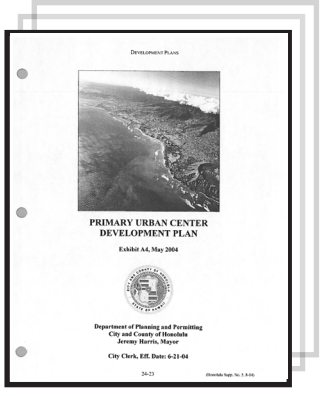
Vision of a healthy urban environment: This rendering of Kalihi Street captures a healthy urban environment that includes traffic calming applications for safe streets and a clean and active commercial strip. There is character-style street lighting, with landscaping along the streets and within the park.



Lively economic scene along King Street.

Lo'i Kalo Cultural Park: In this vision of a renovated Lo'i Kalo Park, cultural features like taro patches and the hale pili (grass house) serve the local schools, residents, and visitors. Planned activities at the redesigned cultural park would include: culture-based classes and workshops for local schools and community organizations, and community work days.

KALIHI NEIGHBORHOOD TOD PLAN (2014)



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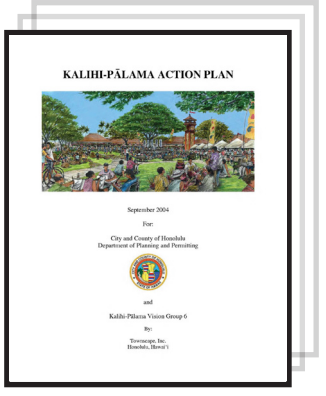

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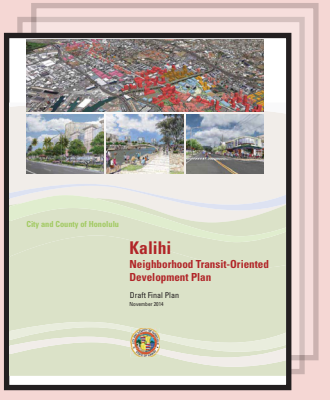

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- Implementation Strategy

21st Century Kalihi (2017)
- Vision for Kalihi in the 21st Century
- Redevelopment priorities specific to the existing OCCC site and surrounding State-owned parcels

Excerpts from the Kalihi Neighborhood TOD Plan

The Kalihi Neighborhood TOD Plan creates a framework for evaluating future redevelopment strategies associated with the future rail station in Kalihi. The goals and policies in the TOD plan identify the OCCC as a catalyst for long-term change in Kalihi.

OVERALL CONCEPT

"In the long-term, the plan envisions a revitalized district, catalyzed by the possible transformation of the Oahu Community Correctional Center site." (Section 1-11, Page 19)

LAND USE

"LU-G2: Revitalize the Middle Street station area as a regional hub for multi-modal transportation and waterfront parks, expand uses in the area, and establish a new residential neighborhood between the Middle Street and Kalihi stations, catalyzed by the transformation of the Oahu Community Correctional Center."

"LU-P4: Coordinate and communicate with the Department of the Public Safety about the status of the Oahu Community Correctional Center and the potential for consolidation or relocation through a land swap or other means. In the long-term pursue redevelopment of the site into a new mixed-use community that includes a new park, housing, and community services (e.g. medical care)."

MOBILITY

"New street connections should also be developed as part of the Oahu Community Correctional Center site, should the lity redevelop with a mix of uses." (Section 3-14, Page 64)

"MB-P5: Work with the State and City transportation departments and the Honolulu Authority for Rapid Transportation (HART) to mitigate potential traffic hot spots and delays, especially on Dillingham Boulevard where travel lanes and left-turn lanes are expected to be redesigned:

> *Prioritize traffic studies and improvements at institutions such as Honolulu Community College and the Oahu Community Correctional Center, which has emergency and other transport vehicles entering and exiting the facility, but also for high-traffic turning locations, such as Alakawa Street."*

TABLE 6-1: IMPLEMENTATION ACTIONS AND RESPONSIBILITIES

"Communicate with the Department of Public Safety about the future of Oahu Community Correctional Center and the feasibility of a land swap or site redesign." (Designates the Department of Planning and Permitting as the responsible agency.)

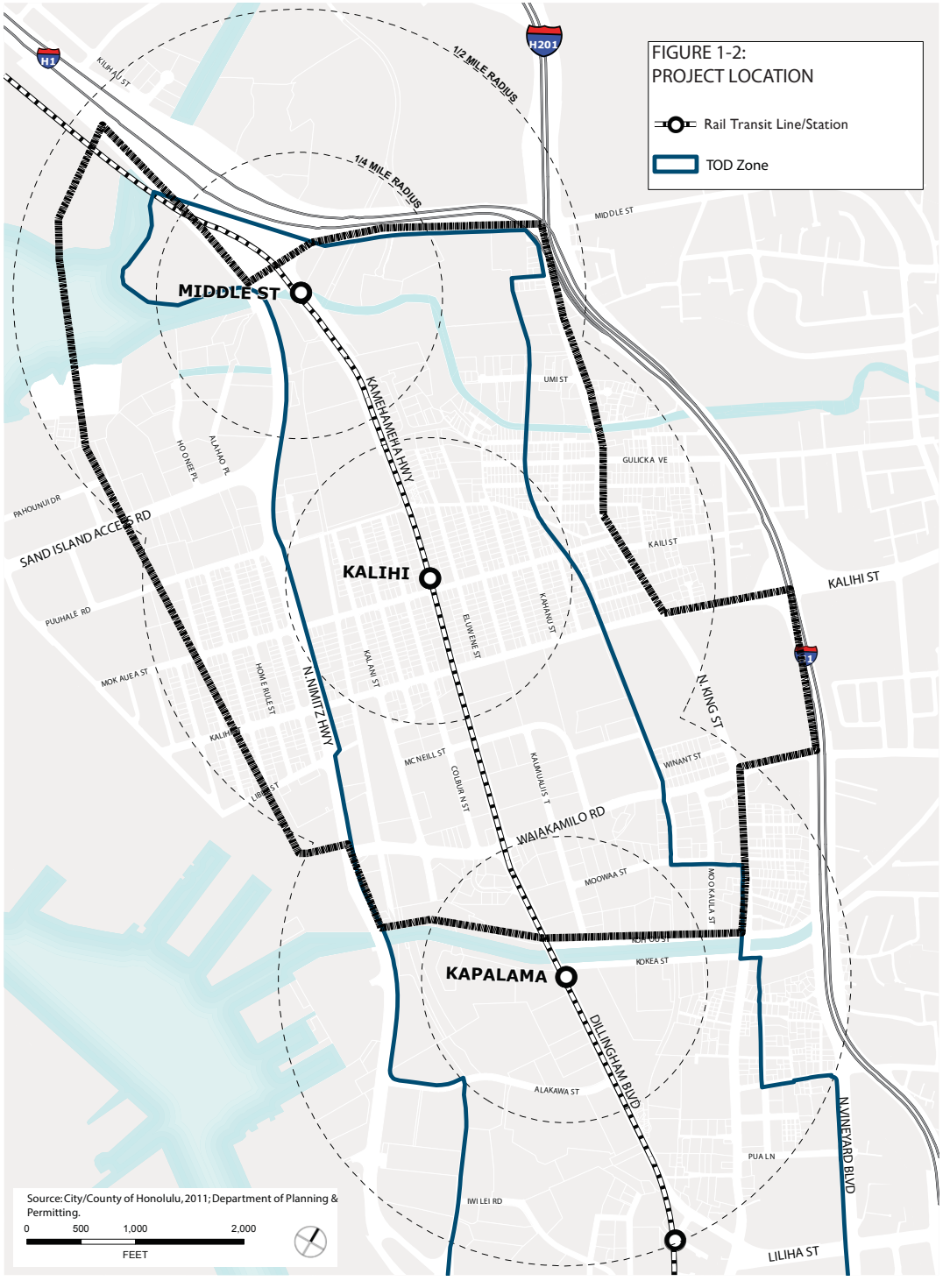
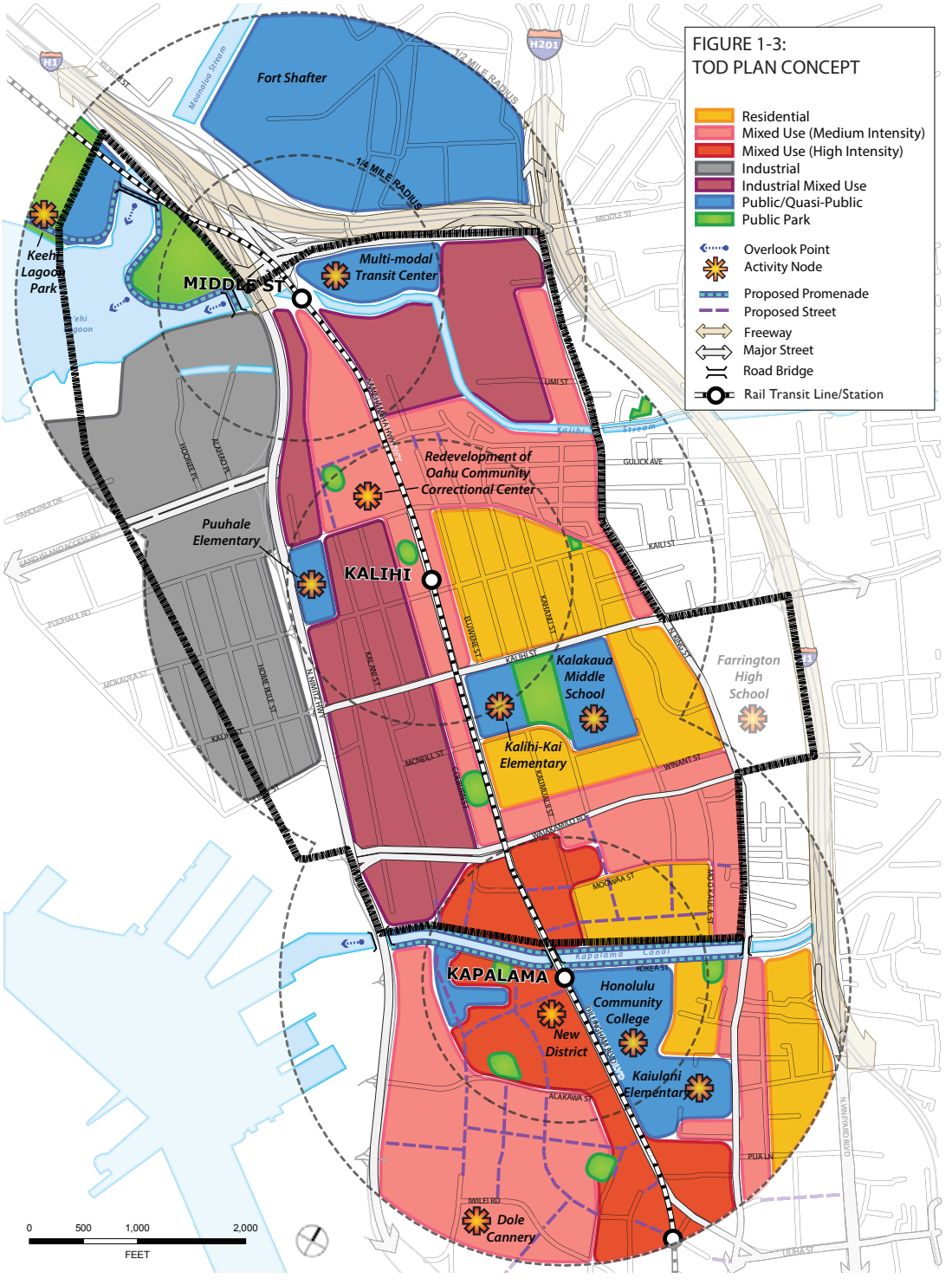


FIGURE 1-2:
PROJECT LOCATION
Rail Transit Line/Station
TOD Zone
1/2 MILE RADIUS
1/4 MILE RADIUS
MIDDLE ST
KALIHI
KAPALAMA
KAMEHAMEHA HWY
N. NIMITZ HWY
SAND ISLAND ACCESS RD
WAIAKAMILO RD
DILLINGHAM BLVD
N. KING ST
KALIHI ST
N. VINEYARD BLVD
LILIHA ST
H1
H201
Source: City/County of Honolulu, 2011; Department of Planning & Permitting.
0 500 1,000 2,000
FEET



Urban Mixed-Use Medium:
A lower intensity classification of Urban Mixed Use to create a medium-density mixed-use district and a transition of lower intensity uses. Supports medium-density housing in a neighborhood setting with a mix of commercial, residential, and public uses. Supports a mix of uses, either horizontally or vertically and single-use projects (i.e., 100% residential or 100% non-residential)

2014 Kalihi Neighborhood TOD Plan

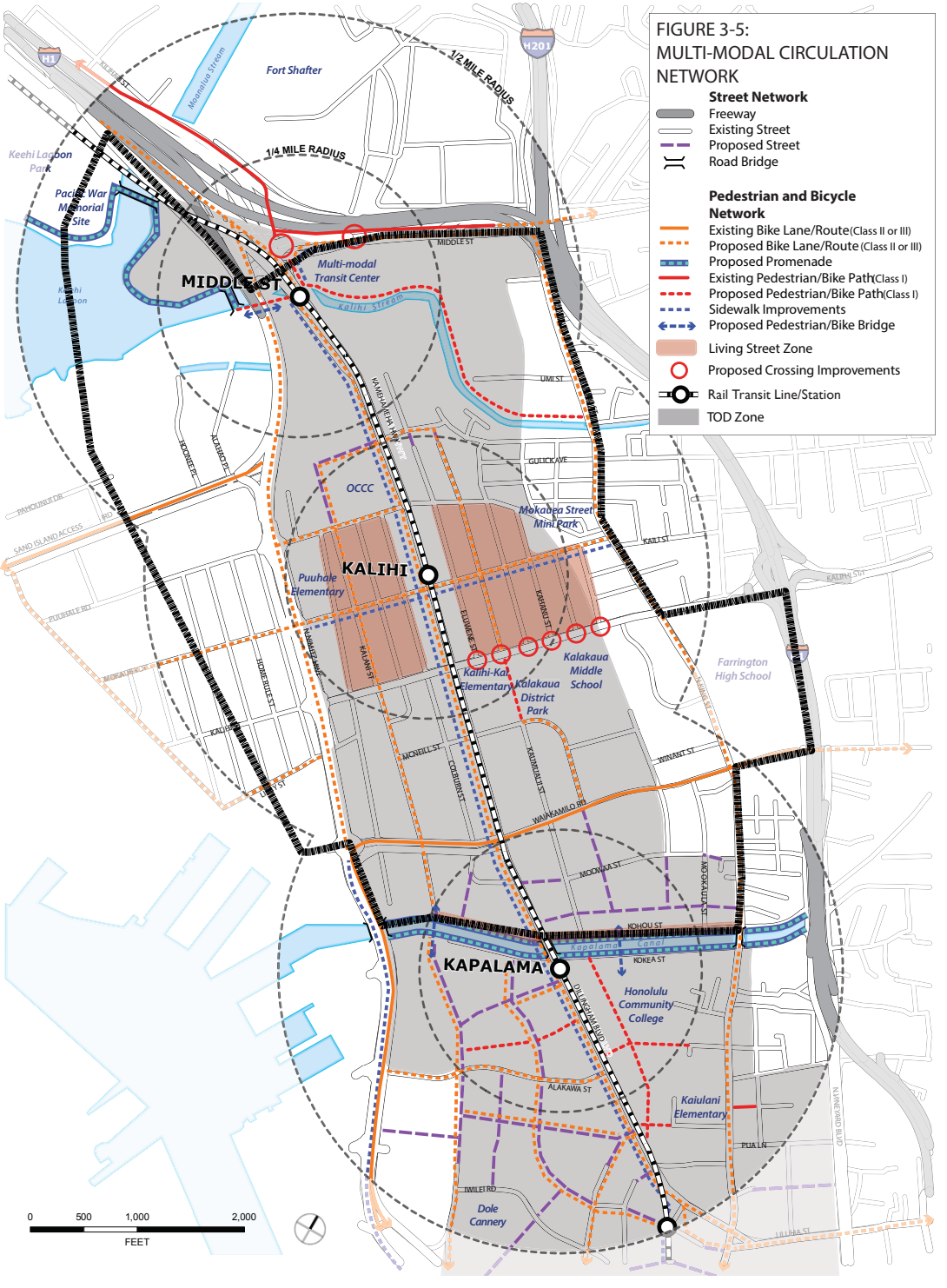


FIGURE 3-5:
MULTI-MODAL CIRCULATION NETWORK
Street Network
Freeway
Existing Street
Proposed Street
Road Bridge
Pedestrian and Bicycle Network
Existing Bike Lane/Route (Class II or III)
Proposed Bike Lane/Route (Class II or III)
Proposed Promenade
Existing Pedestrian/Bike Path (Class I)
Proposed Pedestrian/Bike Path (Class I)
Sidewalk Improvements
Proposed Pedestrian/Bike Bridge
Living Street Zone
Proposed Crossing Improvements
Rail Transit Line/Station
TOD Zone
1/2 MILE RADIUS
1/4 MILE RADIUS
Fort Shafter
Moanalua Stream
Keehi Lagoon Park
Pacific War Memorial Site
Keehi Lagoon
MIDDLE ST
Multi-modal Transit Center
Kalihi Stream
OCCC
Mokauea Street Mini Park
KALIHI
Puuhale Elementary
Kalihi-Kai Elementary
Kalakaua Middle School
Kalakaua District Park
Farrington High School
KAPALAMA
Honolulu Community College
Kaiulani Elementary
Dole Cannery
Kapalama Canal
0 500 1,000 2,000
FEET

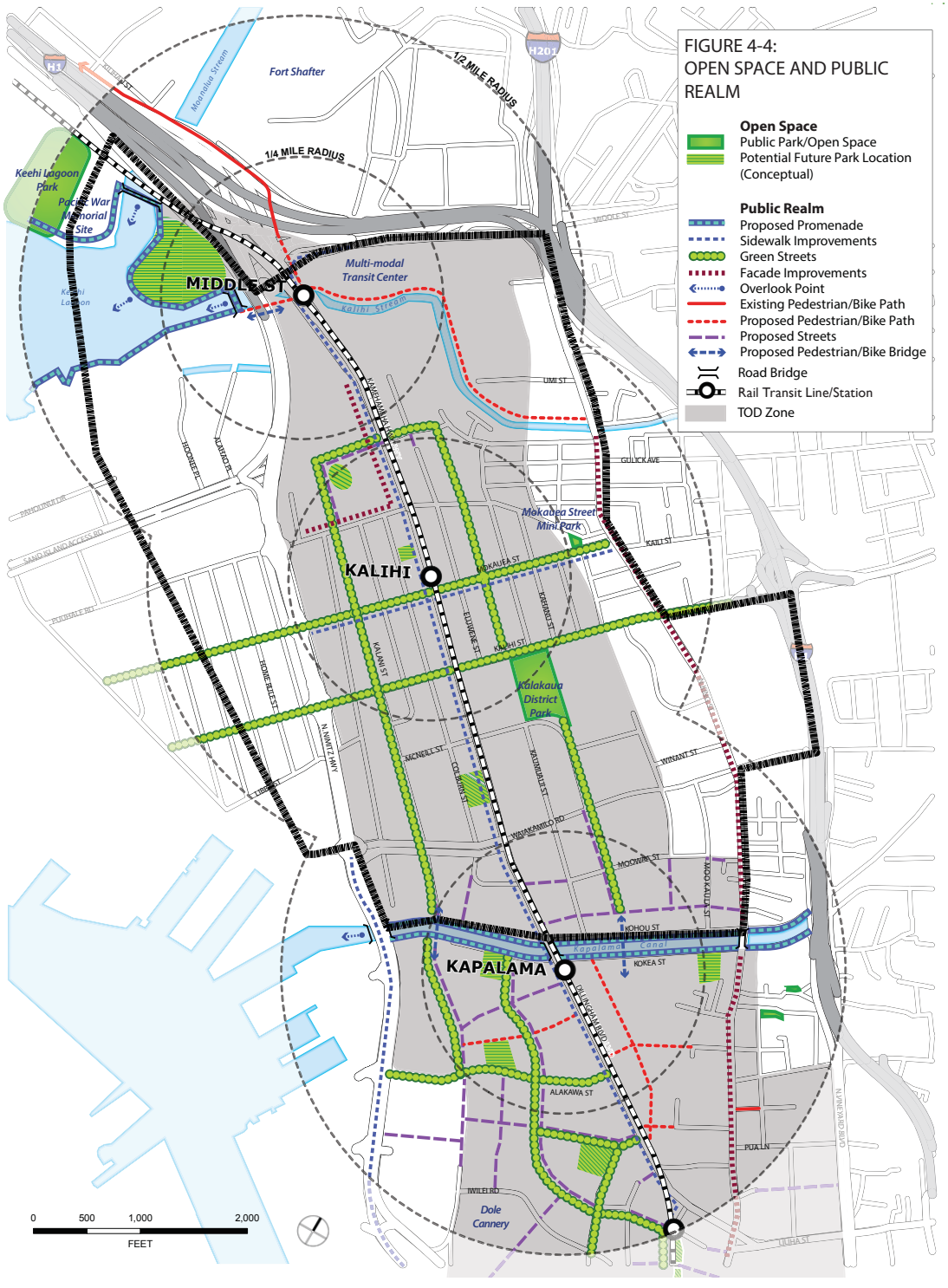


FIGURE 4-4:
OPEN SPACE AND PUBLIC REALM
Open Space
Public Park/Open Space
Potential Future Park Location (Conceptual)
Public Realm
Proposed Promenade
Sidewalk Improvements
Green Streets
Facade Improvements
Overlook Point
Existing Pedestrian/Bike Path
Proposed Pedestrian/Bike Path
Proposed Streets
Proposed Pedestrian/Bike Bridge
Road Bridge
Rail Transit Line/Station
TOD Zone
1/2 MILE RADIUS
1/4 MILE RADIUS
Fort Shafter
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KALIHI
KAPALAMA
Mokauea Street Mini Park
Kalakaua District Park
Kapalama Canal
Dole Cannery
H1
H201
0 500 1,000 2,000
FEET

FIGURE 4-2:
ILLUSTRATIVE VIEW OF DILLINGHAM BOULEVARD LOOKING DIAMOND HEAD TOWARD KALIHI STATION AREA

Existing.

Conceptual illustration of streetscape improvements and land use changes along Dillingham Boulevard. OCCC is consolidated into one portion of the site, creating opportunities for new community uses. Landscaping, bike lanes and sidewalks create a truly multi-modal street.

FIGURE 2-8:
ILLUSTRATIVE VIEW, LOOKING MAUKA FROM PUUHALE ROAD

Existing

Conceptual illustration of Puuhale Road in the Kalihi station area. Enhanced streetscapes and crosswalks within mixed-use development transform the area into a busy, walkable district with a mix of business and employment opportunities, residences, and neighborhood-serving retail.

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Appendix C

Census Data

Census Data

This appendix summarizes the demographic data presented in Chapter 3 of this report. Census block group data was accessed and downloaded from the American Community Survey online database in September 2016. Table 1 presents a demographic profile of the future planning area in Kalihi versus all of O‘ahu. Table 2 captures the changing demographic landscape within the future planning area.

Table 1: Demographics for Future Planning Area and O‘ahu

CHARACTERISTIC	FUTURE PLANNING AREA	OAHU
Population	19,120	925,690
Age (median)	38	40
Race		
White	4%	22%
Black	1%	2%
American Indian/Alaska Native	<1%	0%
Asian	71%	43%
Native Hawaiian and Pacific Islander	12%	9%
Other	<1%	1%
Two or More Races	12%	22%
Median Household Income	$67,709	$78,792
Housing		
Renter Occupied Housing	72%	45%
Average Persons Per Household	4.16	3.15
Employment*	96%	94%
Education Attainment**		
% with a Bachelor’s Degree or Higher	10%	21%
Transportation		
Commuting to Work		
Driving Alone	42%	66%
Carpool	12%	15%
Public Transportation	30%	6%
Walk	9%	5%
Other Means	6%	8%

Source: City/County of Honolulu, Department of Planning & Permitting, 2014 Census SF 1 File.

*Employment status for the population 16 years and over.

**For the population 25 years and over.

Table 2: Demographics Trends in Future Planning Area

CHARACTERISTIC	FUTURE PLANNING AREA	2010	2000	OAHU
Population	19,120	18,233	16,817	925,690
Age (median)	38	40	n/a	40
Race				
White	4%	4%	3%	22%
Black	1%	1%	< 1%	2%
American Indian/Alaska Native	<1%	<1%	<1%	0%
Asian	71%	70%	46%	43%
Native Hawaiian and Pacific Islander	12%	14%	36%	9%
Other	<1%	1%	1%	1%
Two or More Races	12%	11%	15%	22%
Median Household Income	$67,709	n/a	$39,225***	$78,792
Housing				
Renter Occupied Housing	72%	64%	63%	45%
Average Persons Per Household	4.16			3.15
Employment*	96%	n/a	n/a	94%
Education Attainment**				
% with a Bachelor's Degree or Higher	10%	n/a	n/a	21%
Transportation				
Commuting to Work				
Driving Alone	42%	n/a	n/a	66%
Carpool	12%	n/a	n/a	15%
Public Transportation	30%	n/a	n/a	6%
Walk	9%	n/a	n/a	5%
Other Means	6%	n/a	n/a	8%

Source: City/County of Honolulu, Department of Planning & Permitting, 2014 Census SF 1 File. 2010 Census SF 1 File. 2000 Census SF 1 File.

*Employment status for the population 16 years and over.

**For the population 25 years and over.

***1999 Median Household Income.

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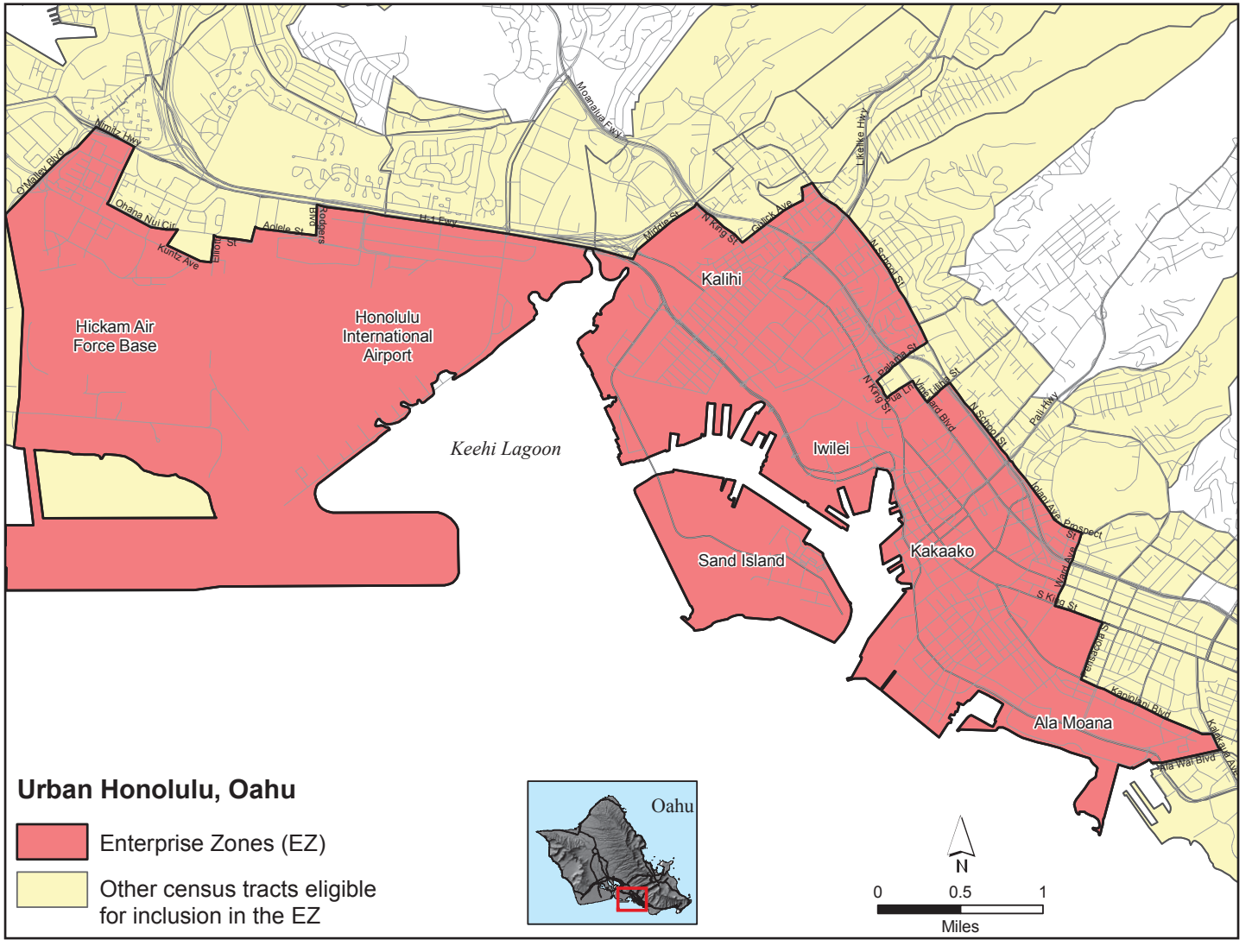
Appendix D

Planning Tools

Enterprise Zones

Kalihi lies in the Urban Honolulu Enterprise Zone, where there is potential for new, eligible businesses to receive (1) a 2-year tax exemption from any increase in property taxes resulting from new construction and (2) waiver of building and grading permit fees for 7 years.



The Enterprise Zones (EZ) Partnership

The EZ Partnership is a State and county government effort to assist certain types of businesses in specific areas by creating jobs where they are most needed or appropriate.

If your business is eligible and in an EZ, you can:

Reduce your taxes and receive other benefits for up to seven years!

Eligible Businesses

To be eligible for Enterprise Zone benefits, at least half of your annual gross receipts in an EZ must be from one or more of the following activities:

- Agricultural production or processing
- Manufacturing
- Wholesaling
- Aviation or maritime repair or maintenance
- Telecommunications switching and delivery
- Information technology design and production
- Medical research, clinical trials, and Telemedicine
- For-profit training programs in international business management or environmental remediation
- Biotechnology research, development, production, or sales
- Repair or maintenance of assistive technology equipment used by disabled persons
- Certain types of call centers such as bill collection, technical support for computer hardware and software manufacturers, disease management services, product fulfillment services, or disaster management services
- Wind energy production

Other businesses are **not** eligible, including retail, restaurants, professional services, and construction, or construction trade contracting.

Rev. 1-30-15

Hiring Requirements

Hiring requirements differ based on whether a firm is classified as "existing" or "new" business. All businesses must employ at least one full-time worker (20 hours or more per week)* before beginning participation. All qualified businesses must increase their average annual number of fulltime employees by **10%** in the first year.

New Businesses:

Businesses that start up in, or move to an EZ must maintain at least a **10%** increase in the average annual number of full-time employees from the first year in years 2 to 7.

Example 1: Minimum Number of Employees

Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr5	Yr6	Yr7
1	2	2	2	2	2	2	2
10	11	11	11	11	11	11	11

Ag businesses only: In lieu of increasing staff, increase total sales by at least 2%

Existing Businesses:

Example 2: Minimum Number of Employees

Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr5	Yr6	Yr7
10	11	11	11	12.5	14	15.5	17

Businesses currently operating in an EZ must increase their average annual number of full-time employees by at least **10%** in year one, and **15%** annually *each year* in **years 4 to 7.**

Ag businesses only: In lieu of increasing staff, increase total sales by at least 2%.

Benefits

State Benefits:

Businesses that satisfy the gross receipts and hiring requirements each year receive the following tax benefits for seven consecutive years:

- 100% exemption from General Excise Tax (GET)
- An 80% State non-refundable income tax credit the first year, declining by 10% each year for the next six years.
- An additional State non-refundable income tax credit equal to 80% of Unemployment Insurance premiums paid the first year, declining 10% each year for the next six years.

Year	1	2	3	4	5	6	7
State Income Tax Credit	80%	70%	60%	50%	40%	30%	20%
Unemp. Ins. Credit	80%	70%	60%	50%	40%	30%	20%

- Licensed contractors and sub-contractors under Chapter 444, Hawaii Revised Statutes are exempt from GET on revenue from construction done at the EZ site of any business enrolled in the EZ Partnership.

County Benefits:

Each county government also offers additional benefits that may include one or more of the following:

- Property tax adjustments
- Zoning or building permit waivers or variances
- Priority permit processing

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Appendix E

Meeting Notes

PBR HAWAII
& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. J. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED®AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ASSOCIATES

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
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MARC SHIMATSU, ASLA
Associate

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MEETING NOTES

DATE: August 22, 2016

MEETING DATE: August 8, 2016

MEETING LOCATION: IBEW Local 1186 Hawai'i Headquarters, Kalihi

PRESENT:
Governor David Ige
Denise Iseri-Matsubara, Office of the Governor
Romy Cachola, State Legislature
Susan Chun-Oakland, State Legislature
Donna Mercado Kim, State Legislature
John Mizuno, State Legislature
Karl Rhoads, State Legislature
Glenn Wakai, State Legislature
Carol Fukunaga, Honolulu City Council
Joey Manahan, Honolulu City Council
Chris Lovvorn, Castle & Cook Homes Hawaii
Harry Saunders, Castle & Cook Homes Hawaii
Ken Masden, Department of Education
Kathy Sokugawa, Department of Planning and Permitting
Cathy Ross, Department of Public Safety
Dre Kalili, Department of Transportation
Ed Sniffen, Department of Transportation
Neal Okabayashi, First Hawaiian Bank
Craig Hirai, HHFDC
Brian Lee, IBEW Local 1186
Mary Benson, Kalihi Business Association
Walter Thoemmes, Kamehameha Schools
Roger Morton, Oahu Transit Services, Inc.
David Gierlach, St. Elizabeth's Church
Layne Wada, Stars of Paradise Tours & Attractions
Ron Higashi, Susannah Wesley Community Center
Carleton Ching, UHM Vice President for Administration
Shirley Ann Templo, Honolulu City Council (Staff)
Leo Asuncion, Office of Planning
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii
Kimi Yuen, PBR Hawaii
Elena Chang, PBR Hawaii
Cynthia DeRosier, Good Juju Company

DISTRIBUTION: **Above List**
21st Century Kalihi Vision Committee Members/
Resource Agencies

SUBJECT: 21st Century Kalihi Vision Plan Kick-Off Meeting

The following meeting notes capture the main discussion points of the meeting.

Meeting Notes

A. Welcoming Remarks

Office of Planning Director Leo Asuncion welcomed and thanked attendees for participating in the first 21st Kalihi Vision Plan Vision Committee meeting. Following his remarks, Director Asuncion introduced and welcomed Governor David Ige to officially kick-off the meeting and the initiative.

B. Introduction from Governor David Ige

Governor Ige stated that the Honolulu Rail Transit project would be a game changer for Kalihi, and that it would create opportunities for affordable housing. He emphasized that the visioning process should be a ground-up grassroots effort. He also affirmed the decision to invite landowners onto the Vision Committee.

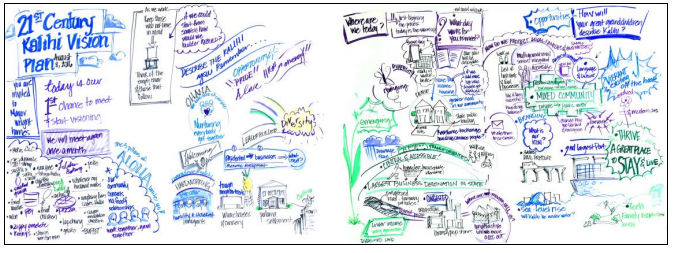
C. Introduction from Ramsay Taum

Ramsay described the goals and intent of the visioning exercise. He then presented "meeting protocols and guidelines" by referring to a graphic of the '5 Pillars of Aloha' which takes inspiration from the HRS 5-7.5 the "ALOHA Spirit Law". Ramsay also encouraged everyone to keep those who were not present in mind.

D. Visioning Exercise: Kalihi – Past, Present, Future

Ramsay facilitated a visioning exercise that welcomed participants to share their thoughts on Kalihi's **Past, Present, and Future**. Graphic Recorder, Cynthia DeRosier, illustrated individual responses as they were shared.

Kalihi – Past, Present, Future



Kalihi – Past, Present, Future

Past: "Describe in one word the Kalihi that you remember…"
• Nurturing • Warehouses, canneries • Leader builder • Diverse • Alive, high energy • Hardworking • ʻOhana • Humility • Close-knit, safety in knowing neighbors • Opportunity • Camaraderie • Pride • Tough neighborhood • Poor, blue collar • "Kalihi" translates to "the edge" (A cutting edge place?) • Welcoming (usually the first place immigrants settle on Oʻahu) • Pālama Settlement (as a gathering space, safe haven)

Present: "How would you describe Kalihi today. . . in one word or phrase."
• Emerging • Changing, mom & pop establishments are changing • Largest businesses • Congested • Central, accessible • Lower income • Unattractive (until OCCC is moved out, investors will not go there) • Industrial • Poor infrastructure (no sidewalks, flooding roads that cannot handle heavy rain, parking problems, too many potholes, privatized roads) • Crime, drug use, homeless • History of taking care of everyone • Small individual lots (hard to redevelop, old structures, hard to pass on, clustered, dense, very crowded) • Zoning problems • Personal wealth, generous but humble, modest • Because Kalihi is so welcoming, it has taken more than its fair share of social services • Multiple income levels • Aspirations for a mixed community • Language, cultural diversity • No icon to be proud of (need something iconic besides Farrington High) • High transit commitment - Lots of workers/residents who walk, bike and/or take the bus already; it is a TOD transit-ready neighborhood!
Future: "How will your grandchildren describe Kalihi?
• Good place to stay and live • Global climate change, sea-level rise – what will it look like • Evolved and modernized • Kapālama second largest harbor in the state (formerly hundreds of fishponds) • Vibrant (full of energy) • Exciting, off-the-hook! • Multi-generational (people come back to Kalihi) • Keʻehi active recreational area for families • Seniors taken care of (housing, transportation, complete streets, services) • Mix of housing • Mix of uses –schools, housing, retail • Co-locate on government properties – social services, cultural

enhancement, highest needs
- Balance aspirations without gentrification, displacement
- Needs to be affordable
- Need to change land use, zoning, density (rail will bring lots of pressure)
- Resistance to change and improvements to infrastructure because community can't afford the change in costs and increased land values
- Look at list of high needs + local businesses
- The future vision needs to have an economic component

E. Next Steps

Before thanking them for their attendance, Ramsay invited everyone to recommend names of groups or individuals that should be included in the process. He reminded everyone that the goal is to have a Draft Vision Plan by the beginning of next year and a Final Vision Plan by Summer 2017.

Ramsay concluded the meeting by highlighting "next steps": PBR will reach out to the Vision Committee to schedule meetings through the end of the year, and copies of the graphic recordings will be shared with everyone.

O:\Job33\3343.01 21st Century Kalihi Initiative Project\Meetings\2016-08-08 Vision Committee Kickoff\ Meeting Notes 08-09-2016

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MEETING NOTES

DATE: September 30, 2016

MEETING DATE: September 13, 2016

MEETING LOCATION: Farrington High School, Kalihi

PRESENT:
Romy Cachola, State Legislature
Susan Chun-Oakland, State Legislature
John Mizuno, State Legislature
Glenn Wakai, State Legislature
Carol Fukunaga, Honolulu City Council
Shirley Ann Templo, Honolulu City Council (Staff)
Elizabeth Chinn, AARP Hawaii
Debbie Spencer-Chun, Adult Friends for Youth
Lisa Tamashiro, Adult Friends for Youth
Harrison Rue, City and County of Honolulu
Natanya Friedheim, Civil Beat
Dennis Arakaki, CM Joey Manahan
Radiant Cordero, CM Joey Manahan
Heidi Meeker, Department of Education
Kathy Sokugawa, Department of Planning and Permitting
Ford Fuchigami, Department of Transportation
Jesse Souki, HART
Bryan Yucoco, Hawaii USA FCU
Susan Furata, Helping Hands Hawaii
Nicole Velasco, Office of Economic Development
Neal Okabayashi, First Hawaiian Bank
Craig Hirai, HHFDC
Leimomi Kahn, Kalihi-Palama Hawaiian Civic Club
Juanita Kawamoto, Kalihi-Palama Hawaiian Civic Club
Ryan Mandado, Kalihi-Palama NB No. 15
Chris Wong, Kalihi Valley NB No. 16
Hilarie Alomar, Kamehameha Schools
Haunani Fujimoto, Kamehameha Schools
Chris Acosta, Neighborhood Commission Office
Earl Fusato, Palama Settlement
Ryan Kusumoto, Parent and Children Together
Donald Guerrero, Kalihi-Palama NB No. 15
Christopher Wong, PGH Wong Engineering, Inc.
Layne Wada, Stars of Paradise Tours & Attractions
Carleton Ching, UHM Vice President for Administration
April Bautista, Resident
Daniel Holt, Resident
Ikaika Hussey, Resident
Kathryn Mineo, Office of Planning
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii

PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES • ENTITLEMENTS / PERMITTING • GRAPHIC DESIGN

Kimi Yuen, PBR Hawaii
Elena Chang, PBR Hawaii

DISTRIBUTION: **Above List**
21st Century Kalihi Vision Committee Members/
Resource Agencies/General Mailing List

SUBJECT: 21st Century Kalihi Community Kick-Off Meeting

The following meeting notes capture the main discussion points of the meeting.

Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for participating in the first 21st Kalihi Community Meeting. He presented "meeting protocols and guidelines" by referring to a graphic of the '5 Pillars of Aloha' which takes inspiration from the HRS 5-7.5 the "ALOHA Spirit Law". After briefly describing how Governor Ige convened a Vision Committee in August, he introduced the project by asking, "What would/could a 21st Century Kalihi look like?" He also explained the anticipated relocation of OCCC, by emphasizing that relocation is being considered, but not guaranteed. He reminded everyone that the goal is to have a Draft Vision Plan by the beginning of next year and a Final Vision Plan by Summer 2017. He highlighted the importance of integrating community input and feedback throughout the planning process. Using a context map, he gave an overview of the area of focus. He also showed everyone a historic map of Kalihi.

B. Visioning Exercise: Station Maps & Wish Cards

Ramsay described the goals and intent of the visioning exercise. He explained that the rest of the meeting would require attendees to move between several Visioning Stations. He encouraged everyone to either write or draw in response to the prompts at each station, keeping in mind the focus question, "How will your great grandchildren describe Kalihi?" He explained the concept behind each of the Visioning Stations (i.e. Existing Community Assets, Sidewalks, Open Spaces, Improvements, and Community Priorities/Action Items). Lastly, he noted there would be room for additional ideas and questions in the Wish Cards available at each table. (He also announced that Wish Cards could be taken home for friends and family.)

C. Summary of Community Responses

C-1. Existing Community Assets: "What are the assets and resources in your community? Are any missing?"

- Need affordable rental housing that can be integrated with community
- Skate park
- Immigrant services
- Social service organizations (QLCC; Partners in Development; Kokua Kalihi Valley)
- "Taste of Kalihi" (need more special events/programs!)
- Need a gathering place
- Need bike racks/bike sharing system
- Put in new but keep character
- No gentrification
- More mixed-use development
- More recreational areas

C-2. Sidewalks: "Where do the sidewalks need to be fixed? Are sidewalks missing or needed anywhere?"

- Cars park where sidewalks should be on Kalihi St.
- Few painted crosswalks (lots of pedestrians)
- No speed bumps around Farrington HS
- No sidewalks around Farrington HS Need wider sidewalks More light along King St.
- Big pot holes
- Industrial/residential area hard to drive through
- Auiki St. is a good street, but racing happens
- Mokauea St. is a wide street; businesses with parking in front; no sidewalk

C-3. Open Spaces: "Where do you envision improved public/open/gathering spaces?"

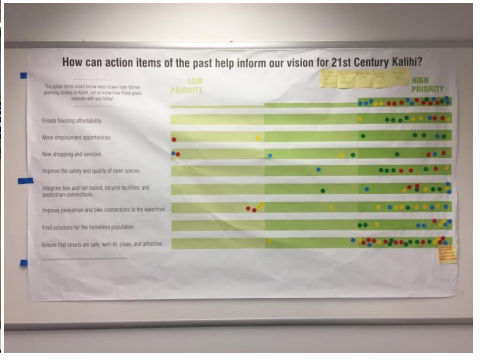
- Kamehameha Park: improve access and parking lot
- Loi Kalo Park: fix park (needs better access + maintenance)
- Move OCCC… Park/community center/mixed-use development instead
- More cafes in industrial area

C-4. Improvements: "Are there areas which need improvement?"

- Growing homeless population
- Need functioning drainage (Umi St; Colburn St)
- Wider sidewalks
- Relocate OCCC
- Develop Kapalama Canal as a promenade/walk/feature waterway
- Pedestrian bridge along Kapalama Canal

- Redevelop HCC to include coworking/coliving complex that services HCC students to tech/innovation center
- Workforce/residential

C-5. Community Priorities: "How can action items of the past help inform our vision for 21st Century Kalihi?"



A list of action items were drawn from former planning studies conducted in Kalihi. At this station, attendees were asked to indicate the relative importance of each item. The following emerged as high-priority relative to the others on the list:

- Ensuring housing affordability
- Integrate bus and rail transit, bicycle facilities, and pedestrian connections
- Improve pedestrian and bike connections to the waterfront
- Find solutions for the homeless population
- Ensure that streets are safe, well-lit, clean, and attractive

Additional comments called for high-quality educational opportunities; spaces for learning, health care centers, social services; economic vitality and highquality jobs; functioning storm drains; and active, ADA-compliant sidewalks.

C-6. Wish Map and Wish Cards

The Wish Map asked, "What do you wish to see in Kalihi, and where would you like to see this change?"

- Excellent education
- Safe, well-lit streets

- A community urban school which includes businesses, DMV, retail banks, so the community is not separated from school
- Shaded, walkable paths
- A welcoming and inviting community that people want to come to
- Bike path
- Trash cans
- Immigrant center
- More parks, recreation centers for children and youth
- Arts and music center by the water (Keehi Lagoon Park)
- Better sidewalks
- Hospital and/or health center
- Safe, designated paths to and from schools
- Trees
- Better roads and drainage
- Cafes
- Infrastructure to transform neighborhood
- Upgrade building (look and feel)
- Chipotle
- Affordable art classes
- Better utilization of industrial properties
- Establish mixed-use residential for workforce housing (coworking/coliving spaces featuring common spaces and integration of small businesses)
- More green space, especially in lower Kalihi residential area
- Pedestrian stanchions at all mid-block crosswalks
- Better use of vertical real estate, but not like Kakaako (tall towers)
- Redevelopment of Dillingham Plaza to be mixed-use/vertical development
- Better street lighting… everywhere

The Wish Cards posed the question, "What is your wish for Kalihi in your great-grandchildren's time?" Most of the responses called out the need for safer neighborhoods and better infrastructure. Infrastructure deficits and unsafe streets/public spaces emerged as the biggest concern among participants. Many responses were centered on creating a family-friendly environment and ensuring affordable housing. A few responses were critical of the relatively low resident turnout at the meeting, compared to politicians and members of the Vision Committee.

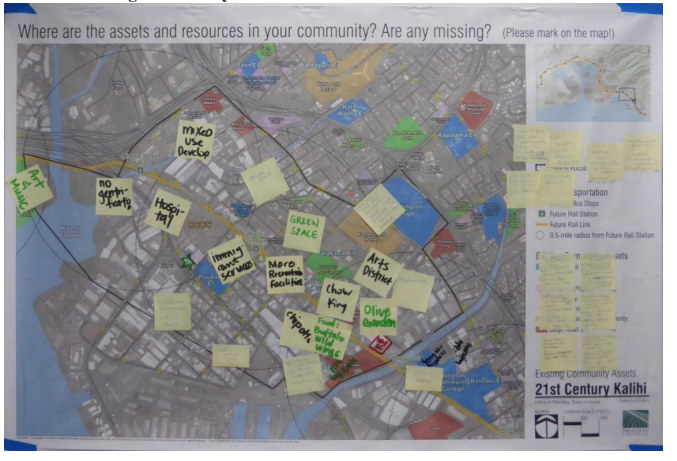
D. Next Steps

After thanking everyone for their attendance, Ramsay invited them to the next community meeting scheduled for November 15, 2016. The next meeting would be an opportunity for everyone to review the Draft Vision Concept, which will

be formulated after community input has been shared with the Vision Committee.

APPENDIX

Station 1: Existing Community Assets



Station 2: Sidewalks

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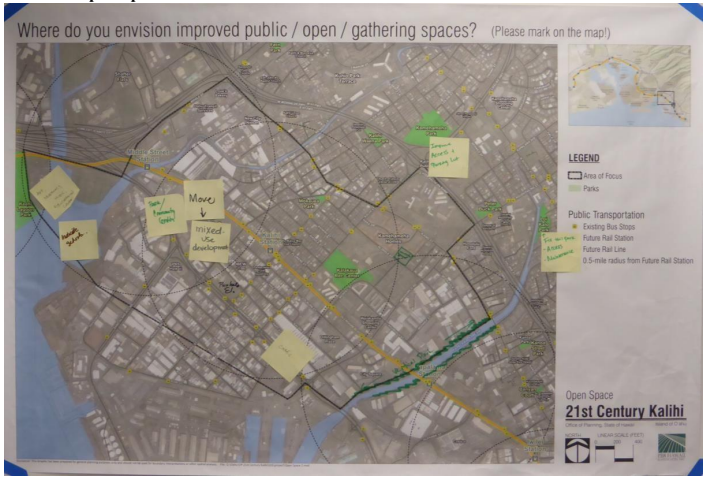
Station 3: Open Spaces



Station 4: Improvements

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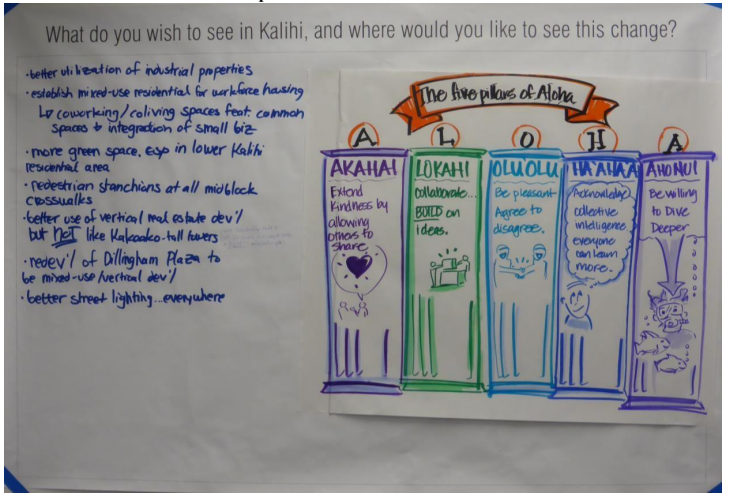
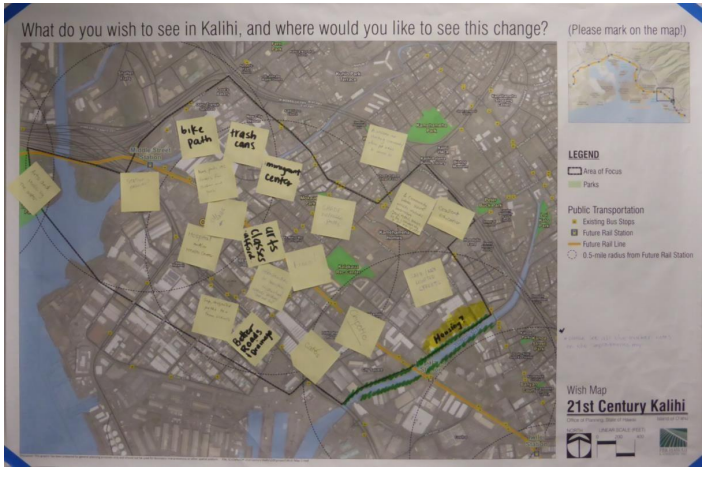
Station 5: Community Priorities (see photos on page 4)

Station 6: Wish Poster & Wish Map





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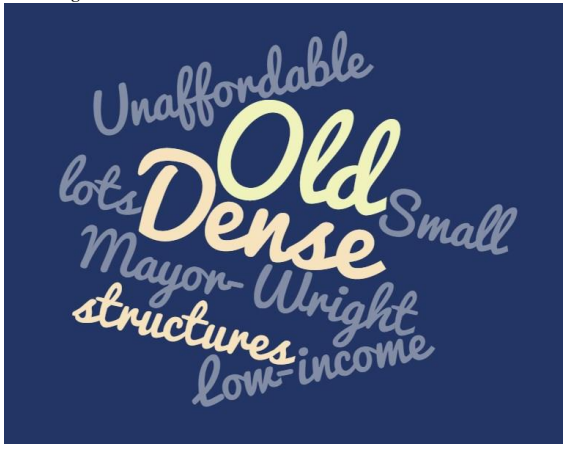
VISUAL SUMMARY OF INPUT (Wordclouds)

1. Infrastructure

2. Housing



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Meeting Date: September 13, 2016
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3. Sidewalks

4. Open Space

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5. Safety

6. Education

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7. Community Pride & Culture

8. Community Needs

21st Century Kalihi – Community Kick-Off Meeting
Meeting Date: September 13, 2016
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9. Additional Comments

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MEETING NOTES

DATE: November 3, 2016

MEETING DATE: October 22, 2016

MEETING LOCATION: IBEW Local 1186, Kalihi

PRESENT:
Donna Mercado Kim, State Legislature
Romy Cachola, State Legislature
Carol Fukunaga, Honolulu City Council
Jackie Boland, AARP Hawaii
Malakai Maumalanga, Adult Friends for Youth
Kathy Sokugawa, Department of Planning and Permitting
Harrison Rue, Department of Planning and Permitting
David Tsuda, First Hawaiian Bank
Craig Hirai, HHFDC
Brian Lee, International Brotherhood of Electrical Workers
Mary Benson, Kalihi Business Association
Trisha Murakami, Kalihi Library
Amanda Ybanez, Kalihi-Palama NHB, No. 15
Teresa Cummings, Kalihi-Palama NHB, No. 15
Roger Morton, Oahu Transit Service
Nicole Velasco, Office of Economic Development
Ryan Kusumoto, Parents and Children Together
Susan Gall, Robinson Estates
Marc Rubenstein, Stars of Paradise Tours & Attractions
Ron Higashi, Susannah Wesley Community Center
Ramsay Taum, PBR Hawaii
Kimi Yuen, PBR Hawaii
Elena Chang, PBR Hawaii
Nathalie Razo, PBR Hawaii
Brittany Wheatman, PBR Hawaii

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Resource Agencies

SUBJECT: 21st Century Kalihi Visioning Workshop

The following notes capture the main discussion points of the meeting. Attached to this meeting summary is a copy of the presentation and material used for the visioning exercises. This memo highlights the key discussion points from this workshop and is not intended to be a detailed account of the meeting.

PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES • ENTITLEMENTS / PERMITTING • GRAPHIC DESIGN

Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for dedicating their morning to the 21st Century Kalihi Visioning Workshop. He began by giving an overview of the meeting agenda. He reminded everyone of meeting protocols and conduct by referencing the ALOHA Spirit Law. After allowing the Vision Committee (VC) members to introduce themselves, he stated the goals and objectives of the project. He briefly discussed the timeline for vision development, and then provided a recap of meetings to date. He also drew attention to other projects in and around Kalihi.

He then gave an overview of the 9 themes that emerged from previous conversations with the community and the VC:

- Infrastructure
- Housing
- Sidewalks
- Open Space/Parks
- Safety
- Education
- Community Pride & Culture
- Other Needs
- Assets

After sharing the input received, Ramsay transitioned focus onto the development priorities and community values that came out of previous planning efforts, reports, plans, and surveys. He shared the vision statements from the Kalihi-Palama Action Plan (2004) and the Kalihi Neighborhood TOD Plan (2014).

He went on to describe the purpose, intent, and desired intent of the Draft Vision Concept, which would be reviewed by the VC on November 1 and then by the community on November 15.

He emphasized that the focus of this project was to develop a vision for the OCCC site, in anticipation of its future replacement, in part or in its entirety. He explained that relocation is being considered, but is not guaranteed. The vision would therefore rely on two independent assumptions:

- Complete relocation of OCCC services and population
- OCCC facilities (all/some) replaced with new facilities, but remains in place

B. General Discussion

Ramsay opened up the discussion to the VC and encouraged them to think about how the OCCC site could serve as a catalyst for future development in Kalihi, based on the two different scenarios presented above.

Comments from the VC:

- Stereotypes of Kalihi should not drive the conversation.
- Kalihi has had more than its fair share of social services and needs more than one level of economic activity. Why should all the homeless shelters stay in/move to Kalihi?
- We already have a vision statement in the TOD Plan.
- We need to involve more residents. (Ramsay: This effort relies on VC members to extend invitations to their networks.)
- Who are we building for? We need to identify and address the needs and visions of the emerging population.
- Housing prices in Kalihi have increased 20%. (Ramsay: Demand for housing is clearly growing.)
- Is the end product a project plan? Or a modification to the TOD plan? Or a general plan? (Ramsay: The end product is not a plan. It is a concept that stimulates future discussion and decisions.)

Following this discussion, he introduced the visioning stations and invited attendees to spend around 20-minutes discussing and recording their thoughts on each theme. Economic development emerged as an important issue for the VC, and so another "station" was created to encourage further discussion.

C. Themed Discussions (20-minute stations)

Note: Asterisks (*) represent the frequency of a specific issue/idea.

C-1. Infrastructure

- Improvements
- Opportunities for small business
- Accessibility (smooth traffic flow)
- Connectivity
- Not segregated (like Mayor Wright)
- Bike path/sharing
- Better drainage (residential & business)
- Inspiration from Pearl District, Portland
- Road restorations

C-2. Housing

- Workforce housing*
- Mid-rise
- Not another Kakaako/Kuhio Park Terrace
- Greenspace
- Walkable
- Mix-use*
- Adult day care
- Child care
- Flexible, realistic plans
- Family housing (not studio spaces)*
- Develop OCCC site
- Co-working/Co-living spaces*
- Roof-top gardens
- Ground floor community areas*
- Partnerships for maintenance
- Complete neighborhood
- Secure areas/ perimeters

C-3. Open Spaces/Parks

- Maintenance plan*
- More lighting in parks
- Greenspace built into housing areas
- More parks
- Sports fields
- Family-friendly spaces
- Keep homeless from taking over
- Fewer skate parks
- Lo‘i Kalo Park funding

C-4. Safety

- Students walking to school
- Security for housing

- Proactive community*
- Better lighting*
- Better police enforcement***
- Regulate public access areas
- Improve pedestrian routes/access

C-5. Education

- MA‘O Organic Farms
- 808 Urban
- Council of Students
- Meeting space/community center**
- Rec. Centers with cultural connection**
- Difficult to access existing rec centers
- More collaboration between teachers and social services
- Indoor schools
- Resources for higher education
- Spaces for AFY
- KVIBES
- Programs to connect kids with businesses
- Thoroughfares
- More family involvement
- Student attachment to school & community

C-6. Community Pride & Culture

- Support existing small businesses*
- No “cookie-cutter” franchises
- Retain visual cues of Kalihi/Hawaii
- Respect Past
- Look to the future
- Ethnic parades
- More cultural celebrations
- Build on “I love Kalihi”
- Preference for businesses dislocated
- State should implement Container tax for fairness
- Sustain cultural value

C-7. Other Needs

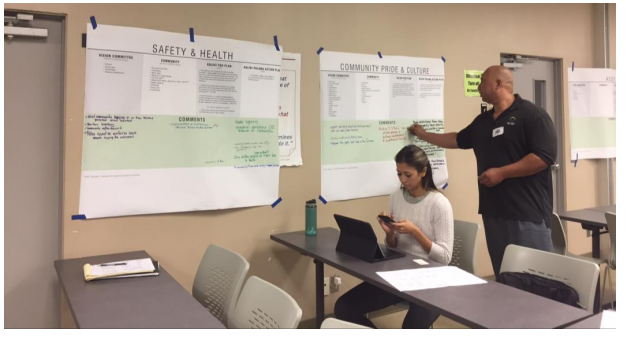
- Pharmacy
- Spa for mall
- Grocery store
- Kupuna centers/resources
- Health clinic
- Open markets

C-8. Assets

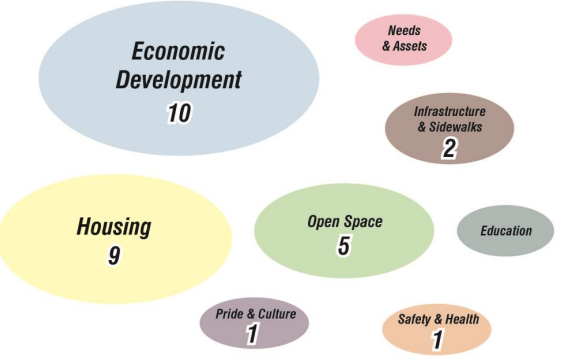
- Natural Resources
- Interconnected (education, businesses, etc.)
- Not stand-alones

C-9. Economic Development

- Keep industrial character/use**
- Job center
- High transit accessibility
- Mix business uses
- Residential use difficult
- Reasonably priced leases for small business owners*
- Association (like SIBA) for financing**
- Job Corps (training & hiring workshops)*
- Balanced approach** (profit vs. needs)
- Elevate, prioritize, & involve residents*
- Live above business*
- Mix-use (live/work/play)**
- Other options for OCCC**
- Leverage Chamber of Commerce
- Reestablish City facilities (e.g. offices, parking, access to services)



At the end, VC members were asked to vote on their top two issues. The results of the votes are summarized below:



D. Next Steps

After thanking everyone for their attendance, Ramsay invited attendees to reconvene at the next VC meeting scheduled for November 1, 2016. The next meeting will be an opportunity to come together to refine and articulate the vision concept.

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TOM SCHNELL, AICP
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KIMI MIKAMI YUEN, LEED®AP BD+C
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MEETING NOTES

DATE: November 4, 2016

MEETING DATE: November 1, 2016

MEETING LOCATION: IBEW Local 1186, Kalihi

PRESENT:
Glenn Wakai, State Legislature
Romy Cachola, State Legislature
Nancy Banal, Office of Senator Kim
Gordon Fernandez, Office of Senator Wakai
Radiant Cordero, Office of Councilmember Joey Manahan
Shirley Templo, Office of Councilmember Joey Manahan
Elizabeth Chinn, AARP Hawaii
Debbie Spencer Chun, Adult Friends for Youth
Mac Schwenke, Adult Friends for Youth
Kathy Sokugawa, Department of Planning and Permitting
Dre Kalili, Department of Transportation
Erika Lacro, Honolulu Community College
Connie Mitchell, Institute for Human Services (IHS)
Brian Lee, International Brotherhood of Electrical Workers
Mary Benson, Kalihi Business Association
Walter Thoemmes, Kamehameha Schools
Ashely Galacgac, Kokua Kalihi Valley
Debieh Miguel, Kokua Kalihi Valley
Nicole Velasco, Office of Economic Development
Layne Wada, Star of Honolulu
Marc Rubenstein, Star of Honolulu
Ramsay Taum, PBR Hawaii
Kimi Yuen, PBR Hawaii
Elena Chang, PBR Hawaii

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Resource Agencies

SUBJECT: 21st Century Kalihi Vision Committee
Concept Meeting

The following notes capture the main discussion points of the meeting.

Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for spending their lunch hour at the meeting. He began by giving an overview of the meeting agenda. He reminded everyone of meeting protocols and conduct by referencing the ALOHA Spirit Law. After allowing the Vision Committee (VC) members to introduce themselves, he stated the goals and objectives of the project. He briefly discussed the timeline for vision development, and then provided a recap of meetings to date. He emphasized that the focus of this project was to develop a vision for the OCCC site, in anticipation of its future replacement, in part or in its entirety.

B. Recap of Vision Committee Workshop

Ramsay drew attention to the top two priority issues that arose from the last visioning exercise: Economic Development and Housing. He gave a recap of the specific recommendations that received votes as well.

He mentioned that PBR Hawaii had met with social service agencies on October 31, 2016 to solicit their feedback and guidance on the visioning process. He described how social service agencies are often seen as a liability, rather than an asset. Kimi Yuen added that although there is a diversity of values and opinions regarding the future of Kalihi, there is a strong consensus built around the importance of these two issues (i.e. Economic Development and Housing). She encouraged the VC to continue to think about how the community can build upon their assets. Kimi emphasized that in spite of the current uncertainties, the vision for the OCCC site is critical for Kalihi because it is State-owned land, with the implication that it is *not* necessarily a free-market situation.

C. "Can economic development/industrial uses be compatible with housing?"

Ramsay then posed a question for further discussion: "Can economic development/industrial uses be compatible with housing?" He asked VC members to vote on whether they agree or disagree with the statement. VC members (19 out of 21) overwhelmingly agreed that the two uses can be compatible.

Some VC members expressed their reservations and/or concerns. The following is a summary of the key points made:

- Housing is a state-wide problem, not a Kalihi-specific problem. (Walter Thoemmes)
- Private sector development follows a clear timeline. This will require a clear plan from the State to secure investment and support business opportunities. (Brian Lee)

- Where does this vision stand in relation to efforts to relocate, or the site selection process? Based on the OCCC EIS scoping meeting, it is looking less like it will move to Halawa.

D. "Does everyone agree with the draft vision and the direction it is currently headed? Are we missing anything else?"

Ramsay then invited VC members to respond to the question (stated above). Their feedback is summarized below:

- This effort is an important opportunity to re-invent Kalihi. We need something with a "wow" factor… something that is architecturally impressive and iconic, e.g. Sydney Opera House... not something incrementally benenficial. (Glenn Wakai)

E. "Our community vision priority is…"

Finally, Ramsay asked VC members to articulate the vision concept with key words and/or phrases:

- Iconic
- Multi-cultural
- Incentives for investors/property owners
- Inter-generational
- Infrastructure/transit (transformational)
- Education

F. Next Steps

After thanking everyone for their attendance, Ramsay announced that the next community meeting would take place on November 15, 2016. The next meeting will be an opportunity for residents and community members to work together with the VC and the OP to refine the vision concept. He reminded the VC to extend the invitation to their networks.

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MEETING NOTES

DATE: November 16, 2016

MEETING DATE: November 15, 2016

MEETING LOCATION: Farrington High School, Kalihi

PRESENT:
Romy Cachola, State Legislature
Radiant Cordero, Office of Councilmember Joey Manahan
Elizabeth Chinn, AARP Hawaii
April Bautista, Aloha Dream Team
Tambry Young, Democratic Party of Hawaii
Craig Hirai, Hawaii Housing Finance & Development Corporation
Chris Wong, Kalihi Valley Neighborhood Board
Ashley Galacgac, Kokua Kalihi Valley
Debieh Miguel, Kokua Kalihi Valley
Randall DeJesus, Kokua Kalihi Valley/KVIBE
Brandon Dela Cruz, KVIBE
Kevin Faller, KVIBE
Roger Morton, Oahu Transit Service
Tina Porras-Jones, PACT
Liberty Peralta, PBS Hawaii
Marc Rubenstein, Stars of Paradise
Cora Yamamoto, Community Activist
Leo Asuncion, Office of Planning
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii
Elena Chang, PBR Hawaii
Brittany Wheatman, PBR Hawaii

DISTRIBUTION: **Above List**
21st Century Kalihi Vision Committee Members/
Resource Agencies

SUBJECT: 21st Century Kalihi Vision Committee
Concept Meeting

The following notes capture the main discussion points of the meeting.

Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for their attendance. He began by giving an overview of the meeting agenda. He reminded everyone of meeting protocols and conduct by referencing the ALOHA Spirit Law. He then invited everyone to introduce themselves. He emphasized that the focus of this meeting is to provide feedback for the draft vision concept for the OCCC site, in anticipation of its future replacement in part or in its entirety.

B. Recap of Vision Committee Workshop

Ramsay drew attention to the top two priority issues that arose from the last visioning exercise: Economic Development and Housing. He gave a recap of the specific recommendations that received votes as well. He explained that these priorities helped inform the draft vision concept, which was printed on worksheets. Ramsay read the vision concept out loud, and then opened up the room for discussion.

C. "Does everyone agree with the draft vision and the direction it is currently headed? Are we missing anything else?"

Leo Asuncion stated the goals and objectives of the project, and then discussed the timeline for vision development. Ramsay invited attendees to respond to the question (stated above). Their comments and questions are summarized below:

- Kalihi needs to find more ways to support its immigrant population. (April Bautista)
- Kalihi needs to leverage OCCC as a bargaining tool. (Romy Cachola)
- Has there been any financing appropriated for this project? (Ramsay: No, most of the planning up until this point has been conceptual. Plans will eventually need to get more specific.)
- Can you explain what is meant by "iconic"? (Ramsay: Something that really reminds them of a place; for example, the Golden Gate Bridge in San Francisco. But it does not have to be a physical structure. When we think about what is iconic about Hawaii, we can say the Aloha spirit, yet we can also say Diamond Head. In past meetings, representatives have pointed out that there are many leaders from Kalihi. An icon may therefore be spiritual, emotional, physical, or social. There may be opportunities to enhance social development.)
- We need a greater focus on education and better community involvement processes that allow people to learn about how they can get involved. We also need resources for leadership development. (Ashley Galacgac)
- What do you mean by infrastructure improvements? Will this include sidewalks? Whose responsibility is it to fix Kalihi's roads? (Romy Cachola)

D. Next Steps

After thanking everyone for their attendance, Ramsay announced that the Vision Committee plans to reconvene on December 6, 2016. The next meeting will be an opportunity for the VC to integrate the community's concerns, comments, and ideas into the vision concept.

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MEETING NOTES

DATE: December 12, 2016

MEETING DATE: December 6, 2016

MEETING LOCATION: IBEW 1186, Kalihi

PRESENT:
Romy Cachola, State Legislature
Radiant Cordero, Office of Councilmember Joey Manahan
Nancy Bernal, Office of Senator Kim
Gordon Fernandez, Office of Senator Wakai
Nancy Bernal, Office of Senator Kim
Elizabeth Chinn, AARP Hawaii
Debbie Spencer-Chun, Adult Friends for Youth
Lisa Tamashiro, Adult Friends for Youth
Harry Saunders, Castle & Cooke
Kathy Sokugawa, Department of Planning & Permitting
Dre Kalili, Department of Transportation
Brian Lee, IBEW
Debieh Miguel, Kokua Kalihi Valley
Roger Morton, Oahu Transit Service
Layne Wada, Star of Honolulu
Marc Rubenstein, Stars of Paradise
Ronald Higashi, Susannah Wesley Community Center
Carleton Ching, UH Manoa Office of Vice President for Administration
Leo Asuncion, Office of Planning
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii
Kimi Yuen, PBR Hawaii
Elena Chang, PBR Hawaii

DISTRIBUTION: **Above List**
21st Century Kalihi Vision Committee Members/
Resource Agencies

SUBJECT: 21st Century Kalihi Vision Committee
Concept Meeting

The following notes capture the main discussion points of the meeting.

Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for their contributions to the visioning effort thus far and emphasized that the focus of the meeting is to seek revisions for the draft report, which was distributed to the Vision Committee (VC) via email on December 2, 2016. He also noted that PBR and the Office of Planning (OP) intends to meet with the VC again early next year in light of movement in the Legislature.

B. Draft Vision Report

Ramsay gave a brief overview of the report and noted that some sections are to be completed early next year. Ramsay read the Vision Concept out loud and highlighted the importance of having an integrative strategy and balanced approach.

C. Responses from the Vision Committee

Following a walk-through of the draft, Ramsay invited attendees to share their input. Their comments, questions, and concerns are summarized below:

- One of the considerations made in the Vision Concept section of the report claims, "Financing is key; use OCCC to bargain with investors and developers to relocate the jail to Halawa." This is misleading and can create inappropriate expectations. OCCC will not generate enough revenue from a land sale to pay for the entire relocation of the OCCC. This occurrence will still require State dollars. The jail is not going to pay for itself. (Harry Saunders)
- Until the OCCC is completely removed, no one will invest in the area. Until we can figure out a way to relocate the OCCC, this is a wasted effort. (Romy Cachola)
- To some extent, gentrification is unavoidable. Kalihi was in many ways the result of gentrification processes from the last century. The questions should not be "How do we prevent gentrification?" but rather "How can we manage the effects of gentrification?" (Harry Saunders)
- Will the Legislature have an opportunity to review the draft report?
  - Right now, it is unclear when the draft will be circulated to the Legislature for review. The current objective is to prepare a draft for the Governor to review in the coming weeks. (Debra Mendes)
- Will the appendices be sent to us? (Kathy Sokugawa)
  - They will be sent to the VC and Resource Agencies shortly. (Ramsay Taum)

21st Century Kalihi – Vision Committee Meeting #4
Meeting Date: December 6, 2016
Page 3 of 3

D. Next Steps

After thanking everyone for their attendance, Ramsay announced that further revisions to the draft are welcome and can be submitted via email. Mark ups and edits to the draft report should be submitted by December 23, 2016.

PBR HAWAII
& ASSOCIATES, INC.

MEETING NOTES

DATE: April 4, 2017

MEETING DATE: April 3, 2017

MEETING LOCATION: IBEW 1186, Kalihi

PRESENT:
Romy Cachola, State Legislature
Dennis Arakaki, Representative for Office of Councilmember Joey Manahan
Elizabeth Chinn, AARP Hawaii
Jeff Merz, AECOM
April Bautista, Aloha DREAM Team
Nicki Garces, Resident
Craig Hirai, Hawaii Housing Finance & Development Corporation
Brian Lee, IBEW
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii
Elena Chang, PBR Hawaii

DISTRIBUTION: **Above List**
21st Century Kalihi Vision Committee Members/
Resource Agencies/General Public

SUBJECT: 21st Century Kalihi Community Meeting

The following notes capture the main discussion points of the meeting.

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Meeting Notes

A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for their contributions to the visioning effort thus far, and expressed that the intention of the meeting is to solicit final comments on the draft report, which was made publicly available via the Office of Planning (OP) website in mid-January.

B. Draft Vision Report

Ramsay gave a brief overview of the report and noted the shift in focus onto surrounding State-owned parcels. Ramsay read the Vision Concept out loud and highlighted the importance of having an integrative strategy and balanced approach.

C. Responses from the Vision Committee

Following a walk-through of the draft, Ramsay invited attendees to share their input. Their comments, questions, and concerns are summarized below:

- Is there going to be more consideration paid to infrastructure improvements in light of the ongoing development in Kalihi? For example, the Kapalama Canal project. It is critical to recognize that Kalihi has serious drainage problems, among other urgent infrastructure needs. (Brian Lee)
- The streets need serious improvement. There is no plan to make improvements incrementally. The roads are privatized, making improvements difficult to finance. We are hoping that the rail and redevelopment of the OCCC will bring about infrastructure improvements. (Dennis Arakaki)
- Just wondering who/what motivated the statement about striving towards a more "polished image of Kalihi" (April Bautista)
    - Representatives from student organizations from previous meetings. (Ramsay Taum)
- The report should not be using language that suggests that OCCC may stay at its current location (referring to a section in the draft which says "…in the event the OCCC is removed or relocated") – we need to instead acknowledge the inevitability of the OCCC moving out of Kalihi. (Romy Cachola)
    - The report holds no direct influence over the OCCC site selection outcome. In light of many moving parts, the current focus of the report is on the potential to transform surrounding State-owned properties. (Ramsay Taum)
    - Yes, I believe the relocation of the site and this visioning effort are two independent conversations (Debra Mendes)
- Another important consideration moving forward will be ensuring that Kalihi becomes more walkable for all populations, especially seniors. (Elizabeth Chinn)

- It is refreshing to see that that communities are starting to value the potential of transit-oriented development to bring about broader improvements. (Jeff Merz)
    - Yes, but on the flip side of that, communities seem to be experiencing "meeting fatigue" as they are being called to participate in so many ongoing projects in their neighborhood. In many cases, the benefits and challenges are overlapping. We have to make the distinction between buy-in and input. (Ramsay Taum)
- I'm concerned that people still strongly prefer living in low-density settings. But if we want to truly make a dent in affordable housing in Kalihi, we will need to be fitting 100 people per acre (just for example). I'm not sure the community is ready to accept that. (Brian Lee)

D. Next Steps

After thanking everyone for their attendance, Ramsay announced that further comments to the draft are welcome and can be submitted via email. The Vision Committee will reconvene on April 11, 2017 to discuss final changes to the report.

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MEETING NOTES

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DATE: April 12, 2016

MEETING DATE: April 11, 2016

PRESENT:
Charles St. Sure, Office of Representative Mizuno
Dennis Arakaki, Office of Councilmember Manahan
Elizabeth Chinn, AARP
Christine Ching, Department of Parks and Recreation
Cathy Ross, Department of Public Safety
Franz Kraintz, Department of Planning and Permitting
Diane Tom-Ogata, Farrington High School
Craig Hirai, HHFDC
Brian Lee, IBEW
Ryan Kusumoto, Parents and Children Together
Layne Wada, Star of Honolulu
Leo Asuncion, Office of Planning
Debra Mendes, Office of Planning
Ramsay Taum, PBR Hawaii
Kimi Yuen, PBR Hawaii
Brittany Wheatman, PBR Hawaii

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SUBJECT: 21st Century Kalihi Vision Committee Final Meeting

The following notes capture the main discussion points of the meeting.

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Meeting Notes

A. Welcoming Remarks & Overview by Ramsay Taum

Ramsay began the meeting with a recap of the vision report process thus far and the focus on the existing OCCC site in Kalihi. He restated the previously agreed upon "ingredients" for the vision of Kalihi, which produced the final vision statement. The Vision Committee (VC) members were distributed individual copies of the most recent vision report for reference as Ramsay reviewed comments from the most recent community meeting and how they were incorporated into the vision report.

B. Responses from the Vision Committee & Discussion

Following the review of the vision report and additional community comments, Ramsay invited the attendees to share their input. Their comments, questions, and concerns are summarized below:

- Concerns about funding sources, as it was hinted that funding would be coming from TOD or the redevelopment of OCCC. Where will the funding really be coming from? Is there any plan for funding? (Dennis Arakaki). (Ramsay: this process and final report are only responsible for representing the vision of the future of Kalihi. Funding for future developments will be the responsibility of the developers and associated agencies putting out an RFP and submitting a separate budget request, which is not a part of this vision process.)
- Is there an entity that has started the funding process? (Ramsay: the hope is that a single entity would step forward and "champion" the project. The final vision statement would be available as a reference for that.)
- How does this report affect other plans within Kalihi (e.g. Kapalama Canal, Kalihi TOD plan)? Jurisdiction must also be addressed. (Ramsay: This report is one of many that represent consistent visions and statements for the future of Kalihi. The TOD plan has a parallel vision to this report and this vision report is meant to inform state-owned properties, which will overlap with City plans. This vision report has no "teeth" of its own, so it will be up to a chosen authority to develop and take over the vision of Kalihi developed through this process.)

Leo Asuncion clarified that businesses located near the existing OCCC are receiving information about this plan and the others in order to plan for their own properties. He included that the Ige administration is committed to developing a clear vision for Kalihi first, through this vision report, before establishing a specific development plan and authority.

- We have to make sure the vision created here doesn't go stale. (Leo: The vision statement established in this report will still be relevant when the development process is underway. This might be soon or in a couple years, but the vision statement will be an important point of reference. Ramsay: The authority of this committee sunsets with the submission of this vision report, however, the legislature could decide to reconvene this same committee later on to act as an authority for the development process and future plans.)
- Will there be updates to this report and other plans before the June submittal? (Ramsay: The report itself is finalized with this meeting; however, updates and report attachments could be made available on the OP website.)
- Boundaries of developments will be important to consider as well as any historic buildings or resources within Kalihi. (Charles St. Sure)
- A City Council resolution might be a good idea to allow the Governor to develop a task force responsible for implementing this vision, as it's too late to bring it up to the legislature. (Dennis Arakaki)
- It's very good to have this vision in place to act as an "unblemished view" of the community, since counter-views or other voices may come up in the interim if development takes several more years to begin. (Brian Lee)

C. Next Steps

- Leo Asuncion thanks and invited the VC to sit down with Governor Ige around the time of the vision report submittal in June to formally present and discuss these plans with him. This would also allow the VC the opportunity to discuss how this will move forward.
- Submittal and approval of the vision report, then make available on the OP website.
- Check back with the community from time to time as development plans become finalized.

This is our understanding of the topics discussed and the conclusions reached. Please give PBR HAWAII written notification of any errors or omissions within seven calendar days. Otherwise, this report will be deemed an accurate record and directive.