

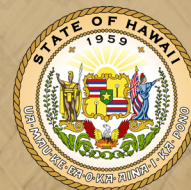
# 21<sup>st</sup> Century Kalihi

## TRANSFORMATION INITIATIVE

*VISION REPORT*

JUNE 2017

Prepared for



Office of Planning  
State of Hawai'i

Prepared by







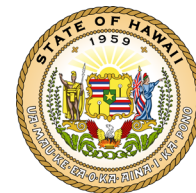
# 21<sup>st</sup> Century Kalihi

## TRANSFORMATION INITIATIVE

*VISION REPORT*

JUNE 2017

*Prepared for*



Office of Planning  
State of Hawai'i

*Prepared by*



# Table of Contents

Executive Summary .....	iii-iv
<b>Chapter 1: Introduction</b> .....	<b>1</b>
1.1 Purpose .....	2
1.2 Visioning Process and Outreach .....	3
1.2.1 Vision Committee .....	3
1.2.2 OCCC and Future Planning Area for State-Controlled Lands .....	3
1.2.3 Visioning Process .....	5
1.2.4 Public Meetings and Outreach .....	6
<b>Chapter 2: Vision Concept</b> .....	<b>9</b>
2.1 Vision Statement .....	11
2.2 Related Plans .....	17
2.3 Adjacent Projects .....	20
<b>Chapter 3: Existing Conditions &amp; Community Profile</b> .....	<b>25</b>
3.1 Socioeconomic Characteristics .....	26
3.2 Regulatory Context and Existing Land Use .....	26
3.3 Land Ownership .....	27
3.4 Built Environment .....	27
3.5 Opportunities and Constraints .....	27
3.6 Summary of Infrastructure .....	29
<b>Chapter 4: Future Considerations</b> .....	<b>31</b>
4.1 Adaptive Reuse of Jails & Prison Sites .....	38
4.2 ‘Who are we building for?’ .....	41
4.3 Comments, Questions, and Concerns for Future Consideration .....	43
<b>References</b> .....	<b>38</b>



List of Figures

Figure 1-1 The OCCC site ..... 3

Figure 1-2 Future planning area for State-controlled lands ..... 4

Figure 1-3 Ongoing projects in Kalihi ..... 21

Figure 1-4 Land ownership in future planning area ..... 28

List of Appendices

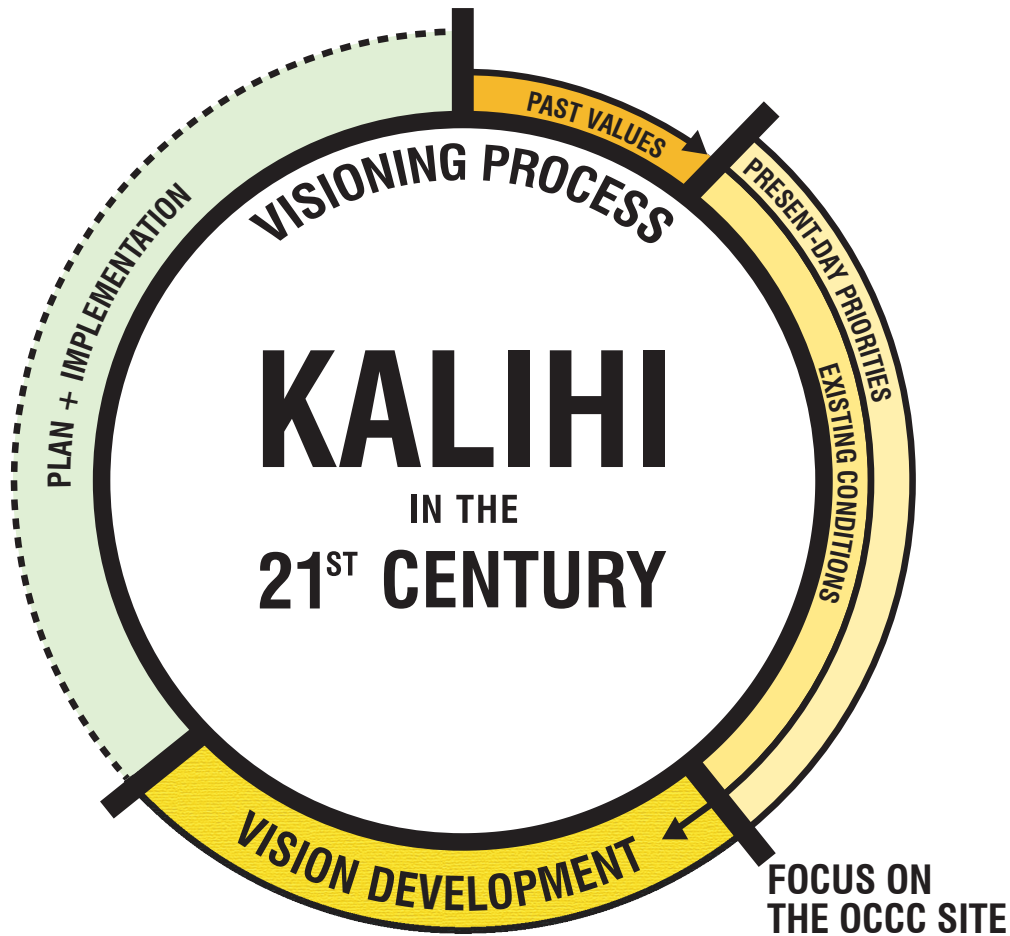
Appendix A: Visioning Process

Appendix B: Related Plans

Appendix C: Census Data

Appendix D: Planning Tools

Appendix E: Meeting Notes



## ***Purpose***

The O‘ahu Community Correctional Center (OCCC) occupies 16-acres of State land in Kalihi. Exploration into the possible redevelopment of the OCCC by the State Department of Public Safety (PSD) was the impetus for re-imagining the future of Kalihi. The purpose of this effort was to:

- (1) Understand community needs, concerns, and desires for the site and surrounding area.
- (2) Explore how the site’s redevelopment might transform surrounding social, physical, and economic conditions.
- (3) Articulate a vision informed and inspired by community aspirations that would serve as a catalyst for a preferred future for Kalihi in the 21st Century and other State-controlled properties in Kalihi.



## ***Vision Statement***

The top priorities for the 21st Century Kalihi Transformation Initiative focus on ***economic development*** and ***housing*** for the support and betterment of Kalihi's current and future generations. It supports ***innovation and capacity-building***, and takes a ***balanced approach*** in creating jobs and providing housing so the people who live in the area can continue to live and work in Kalihi and enhance the quality of life for ***future generations***. Mixed-income and mixed-housing types would be provided, including affordable, workforce, low-income, and kupuna housing as well as market-rate and larger 2-3-bedroom units to support ***families and multiple generations***. The ***mixed-use neighborhood*** that is envisioned would provide safe and convenient access to goods and services, including restaurants, child and kupuna care facilities, small grocery stores and pharmacies, and health/medical clinics. ***Mom and pop stores*** would thrive and gentrification would be mitigated.

Additionally, the Vision Committee expressed aspirations for a future Kalihi that is ***iconic and outstanding***, memorializes the ***historic and cultural sense of place***, and honors the ***intergenerational and multicultural working-class*** community that resides, works, and recreates in the region. Equally important, members of the Vision Committee stated a need to ***incentivize investment*** in the area, support and encourage educational and workforce development opportunities, and coordinate strategic improvements to the area's infrastructure and transit systems to support the existing and future generations of Kalihi.





# ***Introduction***

## 1.1 Purpose

The 21st Century Kalihi Initiative was instituted in August 2016 by Governor David Ige and the State Office of Planning (OP) to produce a vision concept that re-imagines the future of Kalihi in the event the O'ahu Community Correctional Center (OCCC) is relocated or replaced. The Hawai'i Department of Public Safety (PSD) is actively evaluating options for the replacement of the aging facility, which has been in operation since 1975.

The purpose of this effort was to understand community needs, concerns, and desires for the site and surrounding area, and to articulate a vision informed and inspired by community aspirations.

Occupying 16-acres of State land, the existing OCCC site and its anticipated redevelopment\* is the impetus for exploring how the site's transformation can serve as a catalyst for large-scale redevelopment in the Kalihi neighborhood. By examining the OCCC site's potential to transform surrounding social, physical, and economic conditions, the vision aims to catalyze a preferred future for Kalihi in the 21st Century.

\*City Council Resolution 15-078, CD 1 (OCCC) sets forth the rationale for the relocation of the OCCC and requests the establishment of an OCCC Site Redevelopment Task Force. References to the OCCC site throughout this report refer specifically to the existing site, unless otherwise stated.





Source: Google Street View 2016

## 1.2 Visioning Process and Outreach

### 1.2.1 Vision Committee

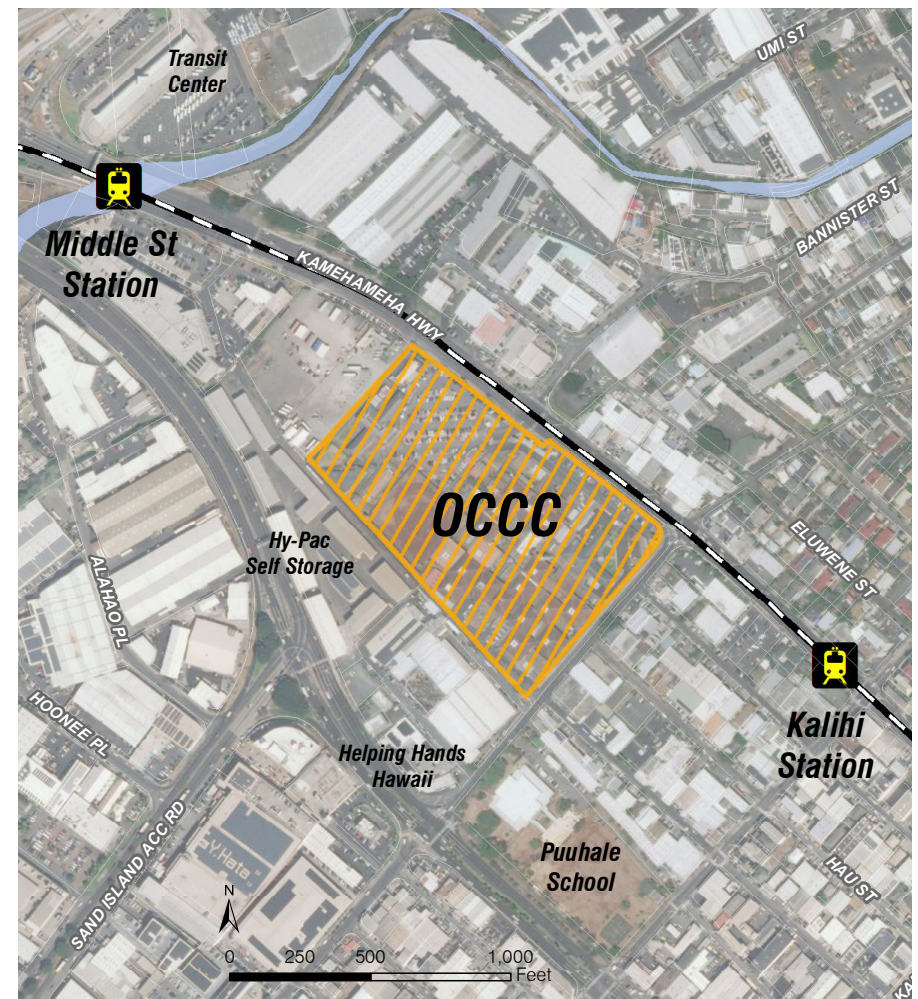
A Vision Committee (VC) comprised of area legislators, neighborhood board members, representatives from the public and private sectors, social service agencies, and community-based organizations was formed by the Governor to provide balanced representation from different community and business interests.

### 1.2.2 OCCC and Future Planning Area for State-Controlled Lands

The OCCC site is the area of focus for the 21st Century Kalihi vision (see Figure 1-1). Its redevelopment is seen as a catalyst for future planning of State-controlled lands within the planning area outlined in Figure 1-2 by the Governor's office. This planning area is bound by Middle Street, King Street, and Kohou Street. The makai side of the future planning area is roughly bound by the 0.5-mile radius around the future rail stations (see Figure 1-2).

The VC determined in the early stages of the planning process that there would be more value in establishing redevelopment priorities for the OCCC site. This study envisions the transformation of the OCCC site in anticipation of its future replacement, in part or in its entirety.

**Figure 1-1:** The OCCC site

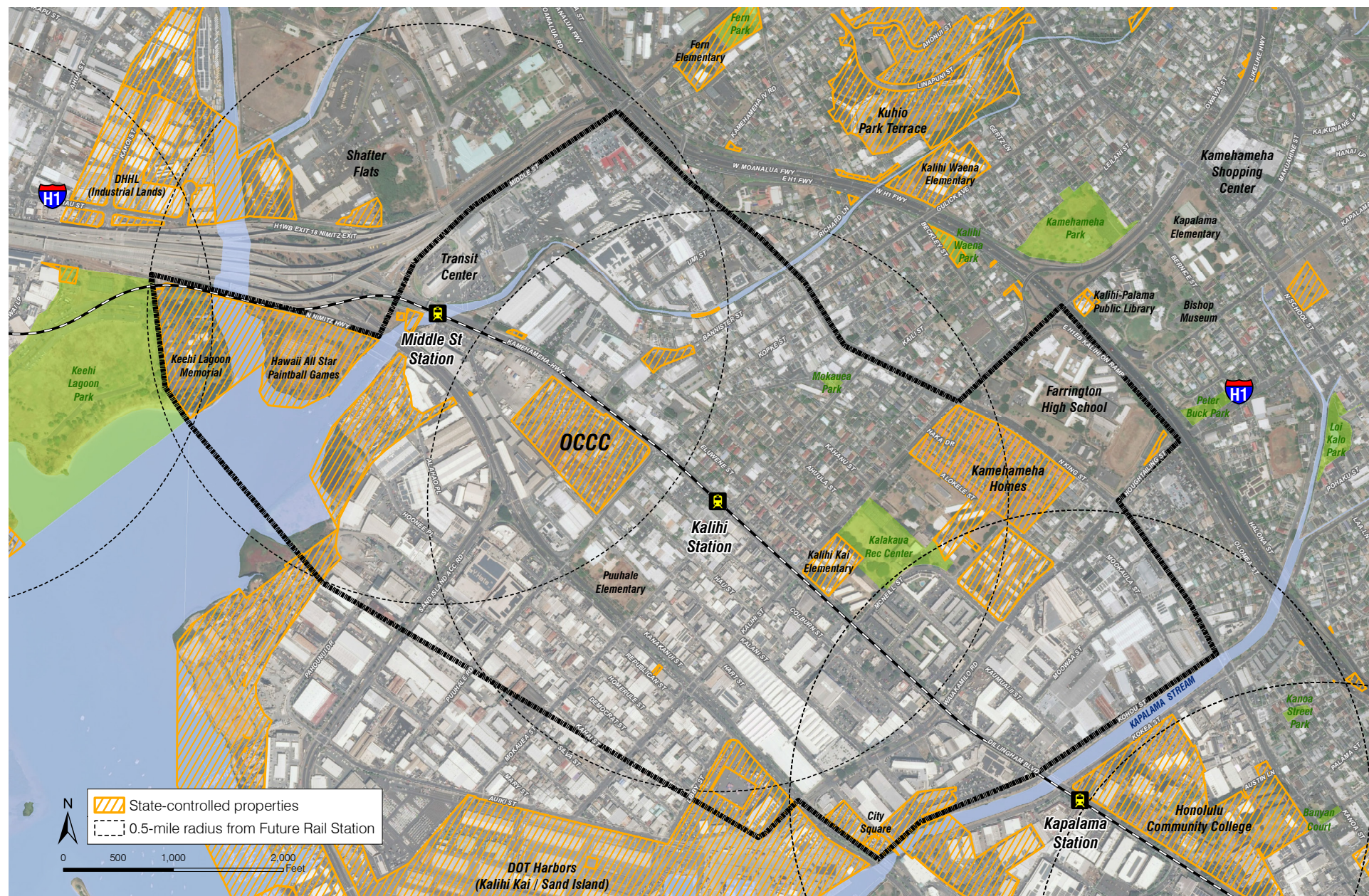


Source: City/County of Honolulu, Department of Planning & Permitting, 2016.



# GOAL: To catalyze a preferred future for Kalihi in the 21st Century.

**Figure 1-2:** Future planning area for State-controlled lands



Source: City/County of Honolulu, Department of Planning & Permitting, 2016.





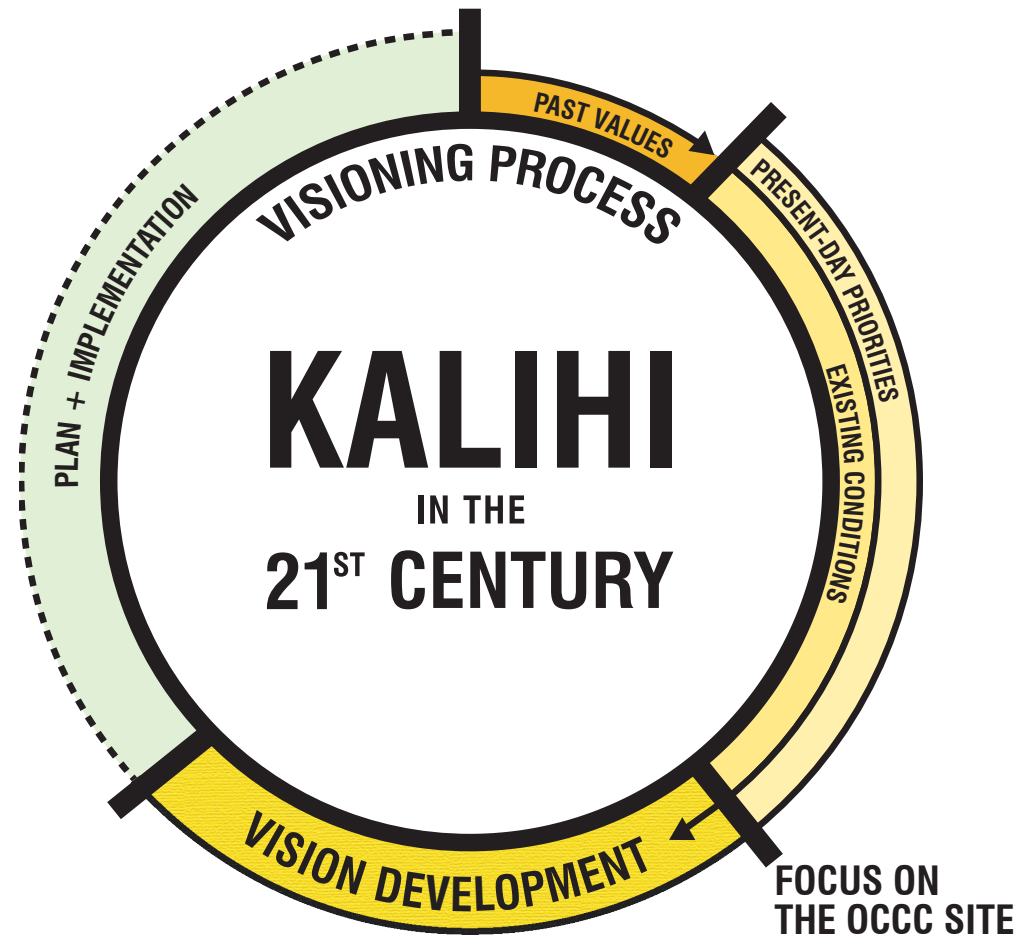
## PROCESS

### 1.2.3 Visioning Process

- (1) Revisits the community's values in previous planning studies and outreach efforts in Kalihi
- (2) Identifies present-day priorities and opportunities specific to the OCCC site
- (3) Puts forth a shared vision that imagines the transformation of the OCCC site as a catalyst for large-scale change

The vision presented here is the result of a process that revisited previous planning efforts, identified priorities and opportunities, and articulates a vision with a focus on the OCCC site. The input received at various stages of vision development is summarized and documented in Appendix A.

In the first phase of the process, meetings were held to establish and gather input from both the VC and the community regarding their concerns and aspirations for Kalihi. During a subsequent half-day visioning workshop, the VC considered the initial input as well as thematic principles, concepts, and priorities produced in prior community visioning exercises, studies, and surveys dating back to 2004 to formulate its own list of priorities and concerns specific to the OCCC site and the areas immediately adjacent to it.



The VC's list of priorities was shared with community members who were given opportunities to review, comment and add their own concerns, priorities, and issues to assist the VC in its efforts to formulate a draft vision concept. The VC's draft vision concept was reviewed and accepted by the community with little amendment.

In later phases of the process, the VC convened to integrate comments it received from the OP and Governor and worked to refine the draft vision concept. The VC successfully presented a final draft of its 21st Century vision concept for Kalihi to the Governor for approval in June 2017.

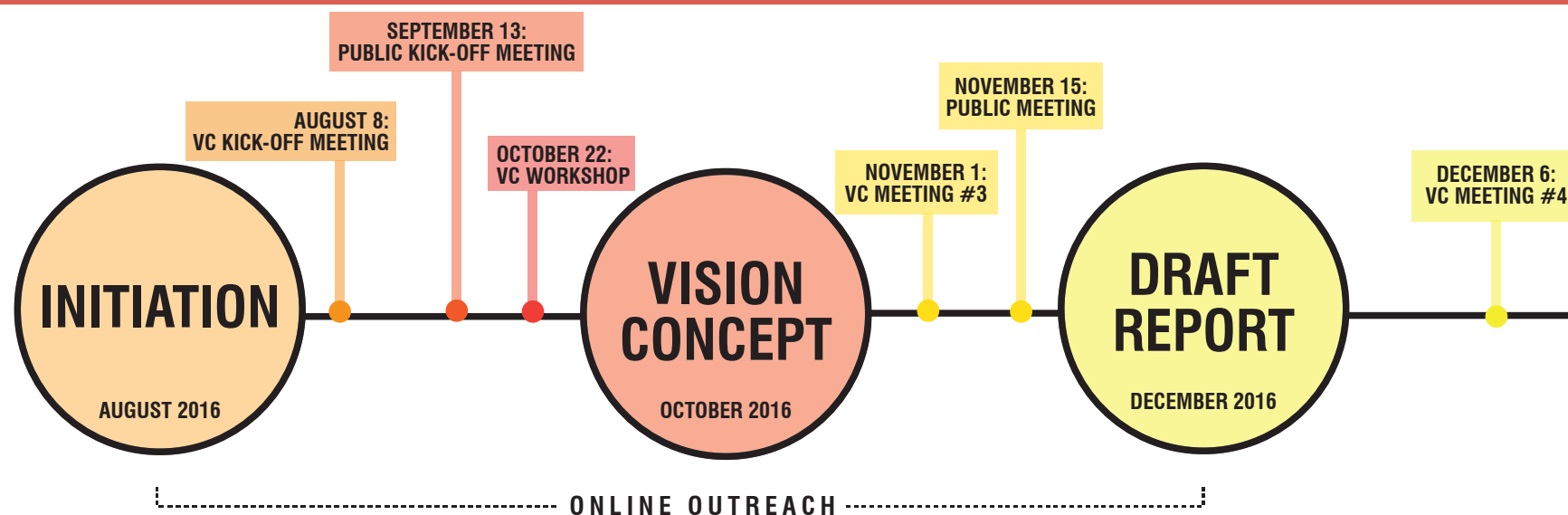
### 1.2.4 Public Meetings and Outreach

The community was invited to share their input and comments as the vision was being developed and refined by the VC. A public kick-off meeting was held to introduce the goals and objectives of the Governor's initiative. Additional meetings



Participants at the kick-off meeting helped identify the community's needs and assets.

## VISION DEVELOPMENT





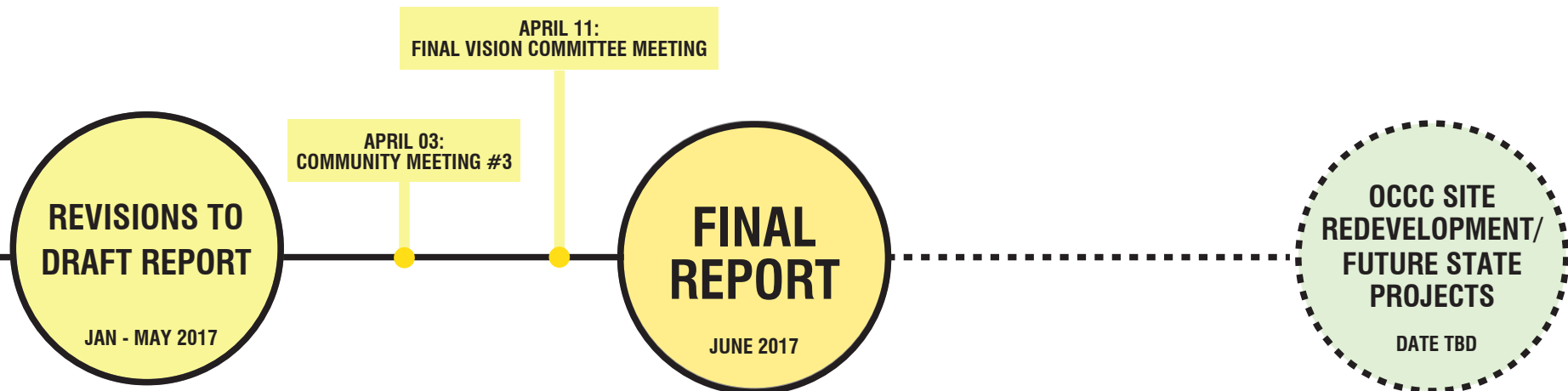


Ramsay Taum initiated every meeting by introducing the ALOHA protocol.

were conducted to allow for community review and input to be integrated throughout various stages of vision development.

Wish cards were distributed at the meetings to solicit input from those who were unable to attend. Wish cards and web-based input forms were also made available on the Office of Planning's project website. The website provides an overview of the vision, links to input forms, and a mailing list sign-up.

All members of the VC were asked to extend public meeting invitations to their networks. Resource teams and social service organizations were encouraged to distribute input forms to their constituents. 75 comments have been received (to date).





# ***Vision Concept***

**OUR VISION FOR KALIHI WILL...**

- “Be iconic”
- “Be multicultural”
- “Create incentives for investors and property owners”
- “Be intergenerational”
- “Transform infrastructure and transit”
- “Prioritize education”

***Vision Statement***

The top priorities for the 21st Century Kalihi Transformation Initiative focus on ***economic development*** and ***housing*** for the support and betterment of Kalihi’s current and future generations. It supports ***innovation and capacity-building***, and takes a ***balanced approach*** in creating jobs and providing housing so the people who live in the area can continue to live and work in Kalihi and enhance the quality of life for ***future generations***. Mixed-income and mixed-housing types would be provided, including affordable, workforce, low-income, and kupuna housing as well as market-rate and larger 2-3-bedroom units to support ***families and multiple generations***. The ***mixed-use neighborhood*** that is envisioned would provide safe and convenient access to goods and services, including restaurants, child and kupuna care facilities, small grocery stores and pharmacies, and health/medical clinics. ***Mom and pop stores*** would thrive and gentrification would be mitigated.

Additionally, the Vision Committee expressed aspirations for a future Kalihi that is ***iconic and outstanding***, memorializes the ***historic and cultural sense of place***, and honors the ***intergenerational and multicultural working-class community*** that resides, works, and recreates in the region. Equally important, members of the Vision Committee stated a need to ***incentivize investment*** in the area, support and encourage educational and workforce development opportunities, and coordinate strategic improvements to the area’s infrastructure and transit systems to support the existing and future generations of Kalihi.





## 2.1 Vision Statement

This report is focused on developing a vision for Kalihi that would be catalyzed by replacement of the OCCC site, an ongoing effort led by the PSD. Developing a vision specific to the OCCC site was challenging in light of the fact that relocation of the facility remains undetermined. The vision articulated in this section of the report was formed without knowing whether or not the facility is to be fully or partially relocated. Although relocating the facility to another site is the preferred condition, its relocation has not been guaranteed. The vision presented here relies on the assumption that the facility will be relocated in part or in its entirety, creating opportunities for redevelopment on at least some parts of the 16-acre site. This effort also identified the community's development priorities, which guide the proposed concept for the OCCC site.

**REDEVELOPMENT PRIORITIES FOR THE OCCC SITE*****ECONOMIC DEVELOPMENT***

- Use the OCCC site to its highest and best use
  - Bargain with investors and developers to relocate the jail
- Balanced approach
  - Consider economic future of Kalihi; develop jobs/tax base so you can elevate people that live in the area
- Support innovation
  - Housing / co-working / living; draw population in so they can learn skills they can do in place
- Preserve Kalihi's industrial uses
- Establish City facilities
  - Coordinate future transit services with existing transit services to provide convenient access and greater mobility

***HOUSING***

- Mixed-income, mixed-type/family housing
  - Encourage mixed-income housing and distribute affordable housing throughout the planning area. Mitigate the potential for gentrification and avoid displacing low- and moderate-income residents
  - Include affordable, workforce, low-income, kupuna as well as market housing
  - Include a mix of types, not just lofts and studios, but also 2-3 bedroom units
- Mixed-use, complete neighborhood
  - Include neighborhood-oriented commercial uses such as restaurants, day care, small grocery stores, health center/ medical clinic/pharmacy/mom & pop shops/local stores/kupuna/community center; cluster along Dillingham
- Flexible and realistic
  - Plans need to be flexible and realistic or no one will take the risk to build

## ***OPEN SPACE***

- Green space as part of workforce housing concept
  - Shade, pocket parks, walkability built into the housing complex but open to community with security
- Cultural/recreational center
  - Include fields for soccer, softball, rugby; something like Kroc Center to bring people together
  - Better and safer playgrounds

## ***INFRASTRUCTURE & SIDEWALKS***

- Improve infrastructure to support and enhance opportunities for small business owners
- Accessibility, safety, and connectivity for everyone

## ***HEALTH & SAFETY***

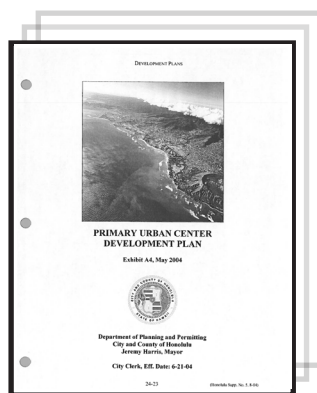
- Need the community to buy-in so they become proactive, as opposed to reactive

## ***PRIDE & CULTURE***

- Polish the image of Kalihi
- Build on 'I love Kalihi'
- Have ethnic parades and cultural celebrations in and throughout Kalihi
- Enhance existing amenities, such as Bishop Museum; create new Kalihi amenities that have entertainment, cultural, and recreational value

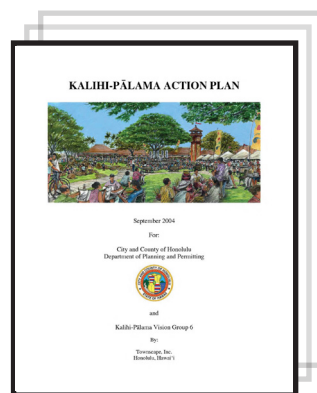


## PLANNING CONTEXT



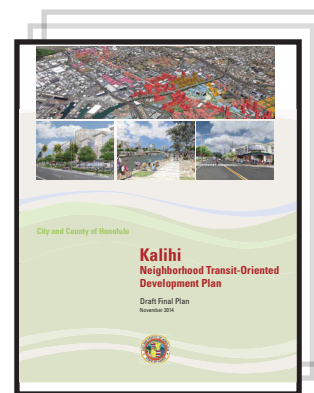
### Primary Urban Center Development Plan (2004)

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



### Kalihi-Palāma Action Plan (2004)

- Vision for the future of Kalihi-Palāma 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

## 2.2 Related Plans

Through the visioning process, this project affirmed that the values presented in previous planning efforts in Kalihi were still relevant today. Many of the action items identified in the Kalihi Neighborhood Transit-Oriented Development (TOD) Plan and the Kalihi-Palama Action Plan were successfully reinstated by the VC in this vision. This 21st Century Kalihi vision narrowed the focus of these shared goals by exploring how they can be applied to the OCCC site.

### *Kalihi Neighborhood Transit-Oriented Development (TOD) Plan (2014)\**

With the planned introduction of three rail transit stations, the City and County of Honolulu's Kalihi Neighborhood TOD Plan provides a land use and circulation framework to guide future development. The 21st Century Kalihi vision acknowledges the projected growth and extensive outreach efforts of the TOD plan, and re-affirms many of the concepts it puts forth. Another impetus for this visioning effort is that, upon its adoption, the TOD plan will serve as the de facto guide for near-term redevelopment in Kalihi's new transit corridor. The 21st Century Kalihi vision therefore aims to scale the vision of the TOD plan to the OCCC site.

The TOD planning effort encompasses areas within a ½-mile radius of the three future rail stations located in Kalihi (see Appendix B for a map of the TOD plan boundaries.) The plan presents the community's vision for the area, as well as a set of planning principles:

1. Revitalize Kalihi into a More Livable Community
2. Maintain and Enhance Diversity
3. Improve the Quality of Public Spaces
4. Improve Connections to the Waterfront
5. Create a Convenient and Accessible Transportation Network
6. Increase Public Safety

The plan supports a revitalized, mixed-use corridor along Dillingham Boulevard, which will provide residents and transit riders with an array of shopping choices and services that accommodate the needs of Kalihi's diverse, multi-cultural community. The land use framework supports the existing scale and character of uses, with a diversity of industrial and commercial uses makai of the station and primarily residential uses mauka of the station. New higher-density housing and rehabilitation of units in disrepair is envisioned in the residential neighborhood.

In addition to a vision, the plan also describes keys actions for implementation. It addresses specific transportation improvements, urban design recommendations, and infrastructure needs. The vision presented in the Kalihi Neighborhood TOD plan is still relevant today and the implementation plan outlined with this vision will continue to apply to the 21st Century Kalihi project area. The 21st Century Kalihi vision carries forward many elements of the TOD plan, including:

- Creating a safer, more active streetscape for residents and visitors
- Supporting the success of existing industries with better infrastructure
- Expanding the range of uses in the neighborhood
- Promoting a more robust economic mix, with greater opportunity for career work
- Maintaining neighborhood character throughout the development process

Various elements of the TOD plan attempt to capture and leverage the potential value of the OCCC site. Of particular relevance are the land use and mobility goals stated by the plan (see Appendix B).

\*As of December 2016, the Kalihi Neighborhood TOD Plan is a draft, currently under review by Council for adoption.



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.

*“Moreover, the possibility of redevelopment or consolidation of Oahu Community Correctional Center and development in the Middle Street area around the transit center could spur a new residential and mixed-use district on the ewa end of the corridor”*

(2014 Kalihi Neighborhood TOD Plan, Section 6-11)

The 21st Century Kalihi visioning effort revisits the final stage of the phasing scheme of public improvements proposed by the TOD plan, which preserves the idea that OCCC can serve as an impetus for further growth. The TOD Plan proposes a potential sequencing of public improvements based on development cost, market factors, available financing, and infrastructure improvements. In this phasing scheme, projects currently underway, such as the Honolulu Community College and Kamehameha Schools, would serve as “catalyst” projects, helping to fund and construct critical public facilities that draw new activities, residents, students, and services to the area. The second phase of the phasing scheme anticipates the construction and opening of the three Kalihi rail stations. The potential transformation of OCCC site is considered in the third phase, in which the rail system and infrastructure and public amenities are installed. The redevelopment of the OCCC is expected to spur new residential and mixed-use district on the ewa end of the corridor.



## Kalihi-Palama Action Plan (2004)



**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.

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.

(2004 Kalihi-Palama Action Plan)

### **Kalihi-Palama Action Plan (2004)**

The Kalihi-Palama Action Plan presents a vision statement and action plan for the future of neighborhoods in the Kalihi-Palama area, a designated project area that encompasses 8,500 acres between the coastline and the ridge-line. It puts forth a set of value statements that articulate the spirit of the community and to some extent responds to the question: ‘*Who are we planning for?*’

A rough vision for the OCCC site is described in this former planning effort, in which it is considered a potential catalyst for large-scale redevelopment. The Kalihi-Palama Action Plan specifically recommends redeveloping the OCCC as a community gathering place and has proposed alternative facilities including a multi-cultural marketplace, health and senior services, multi-purpose rooms, office space, and other venues that could directly serve residents.

### **Primary Urban Center Development Plan (2004)**

The Primary Urban Center Development Plan (PUCDP) was prepared to address projected growth within O’ahu’s Primary Urban Center, which includes the Kalihi neighborhood. It outlines policies that promote key elements of the vision statement, which include transit-oriented development. The policies presented in the plan promote mixed land uses that support a diversity of lifestyle choices. The plan also calls out the significance of cultivating “neighborhood centers” that provide a sense of community identity and allow people to come together.

The 21st Century Kalihi vision integrates many elements of the PUCDP, as it strives to scale both policy and planning solutions to the OCCC site and surrounding parcels.

## 2.3 Adjacent Projects

### ***A. Kapālama Canal Catalytic Project***

The City and County of Honolulu is working to incorporate more open and recreational space along Kapālama Canal, which will also be located near the future Kapālama rail transit station. Improvements under consideration include new park space, waterfront promenades, sidewalks, bike lanes, pedestrian bridges over the canal, and green infrastructure. For the greater Kalihi neighborhood, these canal improvements are expected to be the catalyst for future infrastructure improvements throughout the entire area as it transitions to an urban mixed-use and transit oriented community.

Status: The first community workshop was held in September of 2016, beginning the conceptual design phase. The next major steps will include environmental studies and more phases of design and construction prior to approved funding and implementation.

### ***B. Mayor Wright Homes Redevelopment***

The Hawai'i Public Housing Authority (HPHA) has partnered with Hunt Companies, Inc. and other members of a Master Developer Team to redevelop Mayor Wright Homes into mixed-income, transit-oriented development housing. The public-private partnership will rehabilitate the current facilities of Mayor Wright Homes, which was first constructed in 1953 as a federal low-income public housing development; it was last renovated in 1984. The redevelopment will integrate new public housing units and mixed-income units, in order to retain affordable housing and provide additional housing opportunities for the people of Kalihi.

Status: Community engagement has begun and is ongoing with the final project timeline to be determined by future financial analysis.

### ***C. Chinatown Community Action Plan***

The City and County of Honolulu has worked directly with the community to develop a plan for Chinatown that focuses on improved street utilization, sanitation and safety, economic vitality, and park improvements in the Chinatown area. Chinatown represents an important connection between Kalihi and Downtown Honolulu, which the Action Plan is working to make more accessible to surrounding communities. This plan also provides an important reference point for recent partnerships between the community and the City to attain desired improvements and preserve the culture of the community.

Status: Initial community input began in June of 2015 and the final Action Plan was produced in March of 2016. Implementations are expected to range from late 2016 through 2018, though some improvements are still searching for funding.

### ***D. HPHA School Street Senior Housing***

The HPHA will be redeveloping its existing administrative offices on School Street into a mixed-use development that will directly support the surrounding community within Kalihi. HPHA has partnered with the nonprofit Retirement Housing Foundation for the redevelopment project, which will incorporate a mix of new office space, affordable housing units, and commercial space, implemented through multiple phases.

Status: Phase 1 is expected to be completed in 2020 with the status of other phases still pending.



## PLANNING CONTEXT

Figure 1-3: Ongoing planning projects in Kalihi



Source: City/County of Honolulu, Department of Planning & Permitting, 2016.



### ***E. Dillingham DMV Relocation***

The Department of Community Services has been the first of various city departments relocating its operations from City Square to Kapālama Hale on Dillingham Boulevard, toward the Diamond Head side of Kalihi. The new Kapālama Hale, previously known as the Sprint building, will also house the Ethics Commission, the Equal Opportunity Office, the Neighborhood Commission Office, the Honolulu Emergency Services Health Services Branch, and a part of the Honolulu Police Department. The consolidated city offices will be able to improve efficiency of services to the community and will remain easily accessible within the Kalihi neighborhood.

*Status: Phase 1 was completed in the summer of 2016 in which the Department of Community Services relocated driver's licensing and satellite city hall services to the new location. The remaining phases were anticipated to transition to the new location during the weekend of November 19, 2016.*

### ***F. Downtown Neighborhood TOD Plan***

Downtown Honolulu is one of the main employment centers in the region. Planning for transit-oriented development is underway to improve public spaces and accessibility within the already dense, urban area via the draft Downtown Neighborhood TOD Plan proposed. The plan incorporates guiding principles for the future rail corridor between the Iwilei, Chinatown, and Downtown rail stations. Downtown will be extended into Iwilei, which borders Kalihi on the Diamond Head side, through additional housing, green space, and mix-use developments.





### ***G. OCCC Replacement Project***

The State of Hawai‘i Department of Public Safety is working to replace the O‘ahu Community Correctional Center (OCCC) in Kalihi in order to provide a more modern and functional facility. The focus of the development is to improve the efficiency and security of OCCC operations as well as to improve the availability of inmate services. Although a decision for the final project site has not been decided, the Kalihi area can expect to benefit from investments in infrastructure and improvements to the surrounding area whether the site is redeveloped for OCCC or for different purposes.

Status: An Environmental Impact Statement Preparation Notice (EISPN) was published on September 23, 2016 and the comment deadline ended on November 22, 2016. The site selection process is underway and as of November 21, 2016, eleven sites are being reviewed, including its current location.

### ***H. DOT Harbors***

The Department of Transportation is working to upgrade existing harbor facilities and develop newly constructed piers into what will become known as the Kapālama Container Terminal. These improvements are expected to increase the capacity and efficiency of cargo handling as well as consolidate emergency response vessels at Piers 12 and 15, makai of the Kalihi neighborhood. These developments are expected to improve commerce and may provide more opportunities for the surrounding Kalihi community.

### ***I. Kalihi-Palama Health Center***

Redevelopment of the Kalihi-Palama Health Center (KPHC) will provide a larger facility to accommodate a growing number of patients and provide space for new services. The new facility will utilize a vacant commercial space to consolidate the services of three of its existing Kalihi facilities. The new facility will benefit the entire Kalihi area and surrounding communities by providing improved facilities and easier access to multiple services within a single location. Providing primary health services to low income Native Hawaiians and New Americans will continue to be the primary function of KPHC as well as other populations that face significant barriers to accessing healthcare.

Status: Phase 1, renovation of the existing building on site has been completed. The timeline of Phase 2, an addition on the makai portion of the property, will be contingent upon the release of HUD funds.

### ***J. Department of Community Services 431 Kuwili St.***

The City and County of Honolulu is working to develop a hygiene center in Iwilei to accommodate families and individuals dealing with homelessness. The center will include various disability services and stable housing through reuse of an existing four-story facility on Kuwili Street. The hygiene center will be accessed most directly by homeless individuals and families in the Iwilei and Kalihi areas, providing both short and long term services and solutions for homelessness.

Status: The City and County of Honolulu purchased the building at 431 Kuwili Street for use as a hygiene facility. The timeframe for the next phases will be determined once all project consultants have been selected.

***K. Iwilei-Kapālama Infrastructure Master Plan***

This master plan provides an integrative strategy for public facilities and infrastructure to accommodate future growth. It includes an assessment of existing and future infrastructure, cost estimates, phasing, and implementation recommendations relating to water, sewer, drainage, and electrical systems, as well as parks, street network, and schools.

***L. Department of Hawaiian Home Lands' (DHHL) Master Plan***

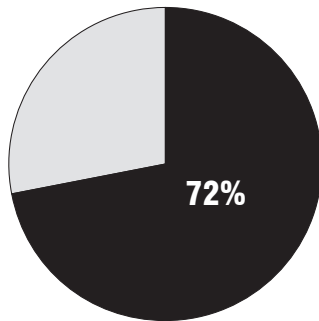
Once completed, this master plan will serve as a comprehensive guide for transit-oriented development/redevelopment of DHHL's lands. The conceptual plans will encompass 20 parcels comprising approximately 14 acres in the Shafter Flats area and about 5 acres in the Kapālama area. The plans are expected to address existing and future issues such as drainage and flooding due to sea-level rise. Recommendations from the plan will consider the highest and best use of the land and its proximity to the future rail transit station.

***M. Kahauiki Village***

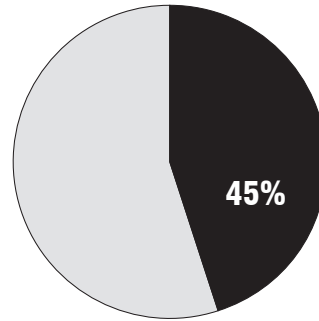
200-plus units of plantation-style affordable housing is being planned along 14 acres of undeveloped waterfront between Mapunapuna and Sand Island. The current proposal leverages resources from local businesses, state and city government agencies, and labor unions. The planned development will be built east of Ke'ehi Lagoon on land owned by the State Department of Land and Natural Resources.

# ***Existing Conditions & Community Profile***

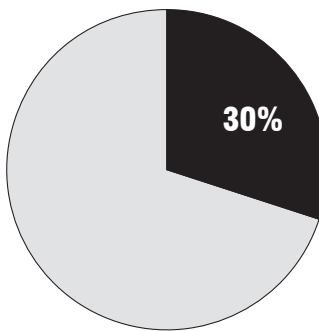
## COMMUNITY SNAPSHOT

***Higher percentage of  
renter-occupied housing***

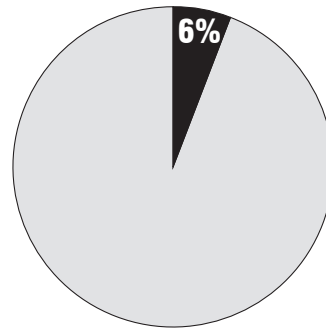
Kalihi planning area



O'ahu

***Higher percentage of transit-oriented population****% of residents who reported taking public transportation to work*

Kalihi planning area



O'ahu

**3.1 Socioeconomic Characteristics**

Kalihi's population is diverse and growing. The percentage of renter-occupied housing is noticeably higher in the planning area, compared to other parts of O'ahu. Most households generate less income than households across O'ahu. It is also a transit-oriented population: 30% of the residents in the planning area reported using public transit to get to work, compared to only 6% of residents throughout the State. See Appendix C for additional statistics.

**3.2 Regulatory Context and Existing Land Use**

Dillingham Boulevard is the main arterial road. Along Dillingham Boulevard, there is a range of small commercial buildings, including fast food, gas stations, offices, banks and auto uses. Although the area makai of Dillingham is designated as an Industrial-Commercial zone, the existing uses range from "engineering offices/machine shops, food industries, and warehouses to single-family residential homes" (Kalihi Neighborhood TOD Plan). The area mauka of Dillingham is primarily residential, with some stores and auto-related uses interspersed. Within the project site, most of the residents are two-story single-family homes with fenced front yards and carport parking. Street parking is common in the residential areas.

### 3.3 Land Ownership

Situated on 16-acres of State-owned land, the OCCC site is ripe for a number of long-term development opportunities. Publicly owned lands (i.e. land owned by City, State, and Federal agencies) occupy most of the project area, including the OCCC, the O’ahu Transit Center, the City Square shopping center, Farrington High School, Kamehameha Homes, Kalakaua Middle School, Kalakaua Recreational Center, Kalihi Kai Elementary, and Puuhale Elementary (see Figure 1-4).

Kamehameha Schools is the largest private owner in the future planning area. The smaller residential and industrial parcels in the area shown are owned by other private individuals and organizations, including Bishop Museum, Castle & Cooke, Hawaiian Electric Company, the Church of Jesus Christ of Latter-day Saints, the Roman Catholic Church, and the Queen Emma Foundation.

### 3.4 Built Environment

With the exception of OCCC, most of the project area consists of a small-block grid pattern that houses relatively dense mix of retail, employment, and residential uses. Kalihi maintains a distinct industrial character, as a result of Kalihi’s transition from a formerly working-class residential neighborhood to an industrial center. Whether its industrial character ought to be preserved will be an important consideration moving forward, as the needs of most industrial spaces (i.e. large parcels of low-rise warehouses, primarily surrounded by other hard surfaces) may be at odds with the proposed mixed-use, transit-oriented development.

### 3.5 Opportunities and Constraints

A market study was conducted as part of the Kalihi Neighborhood TOD planning effort. Much of the report re-affirms that the OCCC site and surrounding parcels are in many ways ripe for development. The market study identifies affordable housing as a priority issue for the community, which is consistent with the findings from more recent outreach efforts. This study also projects a high demand for rental housing. Recognizing that Downtown will be just a six-minute train ride from the Kalihi future rail station, this study also anticipates greater demand for housing close to transit.

The community has expressed a preference for low- to mid-rise buildings. The TOD plan acknowledges this as well, and has projected higher-density development to occur in the areas immediately around the Kapālāma station, where large-scale redevelopment is expected to take place in and around the Kamehameha Schools properties, Honolulu Community College, and Kapālāma Canal.

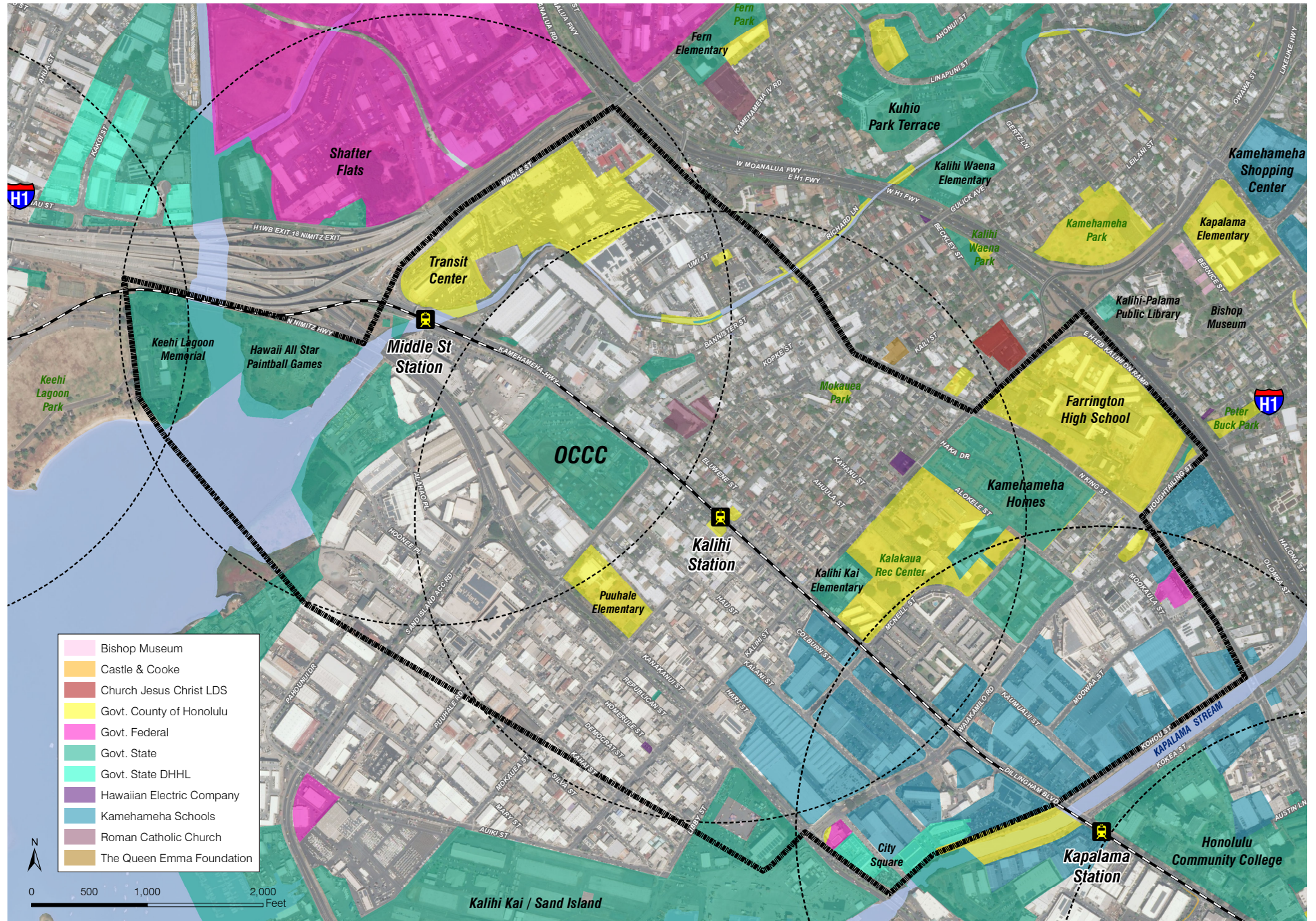
Many of the retail buildings were built over 30 years ago and are in need of rehabilitation and reinvestment.

“Based on projected household growth, the market demand study finds that the market could support approximately 465,000 square feet of retail development within the [Kalihi TOD planning area] by 2035.”

**(Market Opportunities Study / 2014 Kalihi Neighborhood TOD Plan)**



**Figure 1-4:** Land ownership in future planning area



Source: City/County of Honolulu, Department of Planning & Permitting, 2016.



Although large-scale reuse of the site may be ideal, the fragmented ownership of smaller parcels surrounding the OCCC site will make lot consolidation challenging. Another potential challenge lies in the poor condition of the area's infrastructure, particularly its sewer and drainage systems. Most of the site is also in need of pedestrian improvements, including repairs related to sidewalks, crosswalks, and street lighting.

There are also several environmental hazards inherently tied to the site. The ewa part of the OCCC site is within the 100-year flood plain (i.e. zones subject to a one percent annual flood). In addition to the inherent development risks of known flooding issues, flood insurance rates may rise substantially in the next few decades.

Due to the industrial nature of the site, the undetermined presence of hazardous materials may pose legitimate health and safety concerns and add time and cost to redevelopment. However, there are Federal and State grants that fund brownfield remediation.

Initial modeling suggests that three feet of sea-level rise could inundate areas makai of Nimitz Highway, including the OCCC site, if no protection measures are put in place (2014 Kalihi Neighborhood TOD Plan). Further site-specific analysis will be required in any event.

## 3.6 Summary of Infrastructure

The vision presented in this report acknowledges ongoing improvements to the area's infrastructure. A number of infrastructure improvements are expected to take place within the next few years. This section provides a summary of current and future infrastructure projects in the planning area.

Redevelopment of the OCCC site with the necessary prerequisite off-site support improvements can benefit the neighborhood, and may present an opportunity to enhance utility infrastructure and unlock development potential in the surrounding area.

### **3.6.1 Police and Fire Facilities**

There are no police stations located in the planning area. The Kalihi City Police Station is approximately 2 miles from the OCCC site, mauka of the planning area.

There are currently 2 fire stations in the planning area: the Kalihi Fire Station at North King and Kalihi Streets and the Kalihi Kai Fire Station at Waiakamilo Road and Nimitz Highway.

### **3.6.2 Education and Library Facilities**

Schools are an important educational amenity and are also critical nodes of community activity for Kalihi residents. Schools in the area include: Puuhale Elementary, Kalihi-Kai Elementary, Kalakaua Middle, and Farrington High School. Because Farrington has a large catchment area, students travel somewhat long distances to school, whether on foot, by bicycle, by transit, or by car (2014 Kalihi TOD Plan).

As more housing units are developed, the City and State will need to coordinate with the Department of Education (DOE) to ensure that the educational needs of the future population are met.

### **3.6.3 Sewer Wastewater**

Wastewater services in the planning area are provided by the City and County of Honolulu Department of Environmental Services. The limited capacity of the existing wastewater system could create development constraints. The existing sewer infrastructure connects to the Hart Street Pump Station. Additionally, the Kalihi/Nu'uuanu Area Sewer Rehabilitation is currently underway in the area.

An increase in the population will generate greater demand for wastewater treatment in Kalihi. Further study will need to be done for this specific project area.



### **3.6.4 Water Supply**

Water supply is another important consideration in the future buildout of the planning area. According to the 2014 Kalihi Neighborhood TOD plan, the planning area has a “very modest projected increase: the additional source requirement is estimated to be 0.37 MGD.”

The Board of Water Supply is currently undergoing Part III of the Kalihi Water System Improvements project, which is being undertaken to replace approximately 9,600 feet of 8-inch water main along Puuhale Road, Bannister Street, Gulick Avenue, Kopke Street, Stanley Street, and Waterhouse Street. The replacement will minimize potential breaks in the existing piping, which was installed in the 1930s. The project is expected to be complete in the summer of 2017 (Honolulu Board of Water Supply, 2016).

### **3.6.5 Drainage**

Many residents mentioned “flooding” and reported drainage issues on Kalihi’s streets. Poor road and sidewalk conditions are a long-standing problem in Kalihi, where many privately-owned roads have received little to no maintenance and may not have functioning drainage.

To date, the City and County of Honolulu has no plans to modify drainage systems in the Kalihi area. However, in 2013, the City and County implemented rule changes that encourage “Low-Impact Development” (LID)-based stormwater drainage regulations and standards, which integrate post-construction Best Management Practices into the initial design process.

According to the TOD plan, the planning area will not be significantly impacted with respect to its hydraulic capacity. The plan suggests that TOD redevelopment will be an near-term opportunity to soften the vast amount of hardscape on the site.

Landscaping elements such as bioswales could potentially help reduce stormwater overflow and provide aesthetic improvements to the streetscape.

“Streetscapes were a top priority for development.”

**(2011 Community Survey / Kalihi Neighborhood TOD Plan)**

# ***Future Considerations***

Excerpt from the 2004 Kalihi-Palama Action Plan:



***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.

Past visions to keep existing structures in place were imagined as new spaces that would serve Kalihi's economic and community needs.

This effort re-affirmed the consensus and preferred condition to move the OCCC from its current location in Kalihi. The PSD is the agency ultimately responsible for the ongoing siting process. Currently, the PSD is proposing “to replace OCCC with a modern facility that broadens its custody and treatment scope and capability with county/community-based correctional services.” 11 alternative sites were identified for initial assessment and consideration in November 2016. The most recent progress report to date addresses the preliminary design of the replacement OCCC, projected cost of the replacement OCCC, a financing plan for the development of the facility, and a request for proposals for the development of the facility.\*

Examining best practices was instrumental in developing recommendations for the future facility. The following sections identify best practices with regard to industrial and mixed-use development, and equitable and inclusive development.

## 4.1 Adaptive Reuse of Jails and Prison Sites

Located in a future planned TOD zone, the OCCC site is well-positioned to serve as a catalyst for large-scale revitalization in Kalihi. The State-owned parcels surrounding the OCCC site will also offer opportunities to seed revitalization efforts in Kalihi. Higher-density, mixed-use spaces on and/or surrounding the OCCC site could spur much-needed improvements to local infrastructure. Mixed-use patterns promote more efficient use of underutilized

\*The February 2017 OCCC Progress Report summarizes the progress to date on planning for the future of the OCCC. To learn more, visit: <http://dps.hawaii.gov/occc-future-plans>.

areas by introducing more compact, physically and functionally integrated spaces. The greater variety and density of building types reduces distances between homes, workplaces, schools, retail, parks, and other civic functions. Mixed-use development in Kalihi would generate opportunities to enhance pedestrian and bike connections between residential and commercial areas, which are currently segregated due to zoning regulations.

Consolidation of OCCC operations in Kalihi, either by partial or complete relocation of the jail, will likely leave the site and existing facilities available for redevelopment. Recent examples of adaptive reuse—the process of adapting an old site to a new and different function—demonstrate the potential to rebrand debilitating facilities and sites, including former jails. Jail and prison structures are often good candidates for reuse because they are typically able to uphold their structural integrity over time. In many cases, they can be adapted to a range of industrial, commercial, and residential functions. One successful example of a transformed prison site is the Charles Street Jail in Boston, Massachusetts, which was converted into a 300-room luxury hotel in the 1990s; today, it is known as the Liberty Hotel. The hotel was designed to uphold the historic character of the old jail, while modernizing its function. Other adaptive reuse efforts, like the redevelopment of the Lorton Reformatory in Fairfax, Virginia, have upgraded to space-efficient, mixed-use spaces that bring together art centers, educational facilities, parks, and housing.

The adaptive reuse of former prison sites has demonstrated how partitioning space to a new mix of uses can function harmoniously with existing uses and increase access to new amenities and resources. Job training centers, for example, are a viable alternative to traditional replacements like retail. Training centers could support the establishment and growth of surrounding businesses. Adaptive reuse may also help reduce costs associated with redevelopment, which often requires demolition and new construction.



Charles Street Jail (built 1851)



Liberty Hotel (today)





Metropolitan Correctional Center in Chicago, IL



FDC Honolulu is a local example of how two distinct uses can co-exist. The 12-story federal prison facility opened in 2001 adjacent to the Honolulu International Airport.

Another option being weighed by the PSD is the vertical consolidation and modernization of the existing OCCC facility. There may be an opportunity to retain and redesign parts of the site, which could potentially serve a wider range of uses, if upgraded and transformed into a vertical structure. A successful example of vertical consolidation is the Metropolitan Correctional Center (MCC) located in downtown Chicago. As a high-rise structure with a relatively small building footprint, the MCC maintains a similar visual impact to the surrounding high-rises in the dense downtown community. The facility operates with a modern façade of narrow windows, circumventing the traditional use of bars. The practical layout of the facility also supports the jail's daily functions, including specialized programs for inmates and regular surveillance. It ensures convenient access and generates local demand for resources and services, such as medical centers, judicial courts, and job training centers. The Federal Detention Center, Honolulu (FDC Honolulu), located near the Honolulu International Airport, is a local example of a vertical correctional facility.

Whether OCCC is fully relocated or remains a part of the Kalihi neighborhood, the parcel will need to be redesigned to adapt to a mixed-use community, without averting the needs of existing residents. Integrative strategies can be drawn from recent adaptations of jails and prisons in other cities. Recommendations from the 2014 Kalihi Neighborhood TOD Plan can help inform redevelopment strategies that uphold Kalihi's culture, while also providing needed improvements to the rest of the neighborhood.

## 4.2 'Who are we building for?'

One of the biggest concerns articulated in public meetings in the 21st Century Kalihi visioning effort has begged the question, 'Who are we building for?' Shared concerns over increased housing costs, disappearance of 'sense of place', and displacement of long-time residents and businesses, have emerged in light of future redevelopment plans for the OCCC site. Moving forward, it will be critical to anticipate the potential impacts of this revitalization effort, and to envision how new spaces and programs can be integrated to support the needs of the residents, neighborhood businesses, and social services of Kalihi.

A change in demographic conditions often accompanies a rise in property values. A recent and familiar example of this is the redevelopment of Kaka'ako, where new construction of upscale condominiums has increased the demand for affordable housing. Governor Ige addressed the experience of gentrification in Kaka'ako in his 2016 State of the State speech, in which he called for a return to community focus in Kalihi (Ige, 2016):

"When we govern in the right way, we conduct the people's business WITH the community, not against it or around it or without it. I've long had strong concerns about the way the redevelopment in Kaka'ako proceeded. So do a lot of people who felt left out. We have a great opportunity to learn from past experience and do things differently going forward. We have an immediate opportunity to get it right in Kalihi."



Source: Honolulu Magazine (Olivier Koning)

As development priorities shift to the construction of market-rate homes, the fear of being uprooted becomes increasingly relevant. Although a shift from lower-income to higher-income households may indicate that the attractiveness of the neighborhood is growing, current residents and businesses face potential displacement as more investments are made, and as property values rise. For many, getting ‘priced out of the neighborhood’ is a result of not being able to keep up with rapidly increasing rents or property taxes; and consequently, seeking a more affordable lifestyle elsewhere.

Several initiatives by Hawai‘i Community Development Authority (HCDA) were put forward to accommodate the growing demand for housing for low- to moderate- income families in Kaka‘ako. Such redevelopment strategies can precipitate unique benefits for a community—affordable housing for local artists, for example, has enabled Kaka‘ako to become a mecca for art, creativity, and innovative business. Yet, despite efforts to accommodate the demand for affordable housing, the disparity between low-income households and affordable housing continues to grow (Grandinetti, 2015). By requiring only 20% of new residential development to be affordable to those making less than 140% of area median income (AMI), current policies and investment strategies in Kaka‘ako are limited in their ability to be truly inclusive. The impacts of gentrification are not isolated to residents and businesses. Rising property values are causing organizations like the Kaka‘ako Food Pantry and Nā Mea Hawai‘i bookstore to relocate as well (Cerball, 2016).

The fears associated with rapid redevelopment are not unique to Kaka‘ako. The effects of gentrification are often divisive and difficult to mitigate. How can gentrification be managed in a 21st Century Kalihi?

In light of the Governor’s commitment to equitable development, future planning efforts will require Kalihi’s leaders to consider how to engage and serve people with a range of needs. Planning for an equitable and inclusive 21st Century Kalihi will challenge its leaders to move forward in ways that increase the spectrum of opportunities and benefits for Kalihi’s residents.

## 4.3 Comments, Questions, and Concerns for Future Consideration

The public was invited to comment on drafts of this report throughout the visioning process. Many of the comments received constitute important considerations for the future; these are summarized below. See Appendix A for original comments.

- Ensure meaningful participation by including a diversity of culture, languages, and communication styles when seeking community input.
- Prepare for impacts during construction; prepare financial support or compensation for impacted households and businesses should any damage occur.
- Coordinate with the DOE on school requirements.
- Prepare for impacts associated with a new mix of rental rate units.
- Provide balanced perspectives from residents, business owners, land owners, and government entities, who may have different opinions about what the future of Kalihi should look like.
- Conduct a site analysis to determine the presence of hazardous materials.



---

# References

- City and County of Honolulu. Department of Transportation.  
*Kalihi Neighborhood Transit-Oriented Development Plan (Draft)*. November 2014.
- City and County of Honolulu. Department of Planning and Permitting.  
*Kalihi-Palama Action Plan*. September 2004.
- City and County of Honolulu. Department of Planning and Permitting.  
*Primary Urban Center Development Plan*. June 2004.
- Cerball, Alex. *Khon 2*. 'Kaka'ako food pantry loses lease, faces challenges to find new location.' Published on November 19, 2016. (<http://khon2.com/2016/11/19/kakaa-ko-food-pantry-loses-lease-faces-challenge-to-find-new-location/>)
- Grandinetti, Tina. *FLUX Hawai'i*. 'Whose Kaka'ako?' Published on March 26, 2015. (<http://fluxHawai'i.com/whose-kakaako/>)
- Hofschneider, Anita. *Civil Beat*. 'Whose Kaka'ako?' Published on July 23, 2014. (<http://www.civilbeat.org/2014/07/whose-kakaako-construction-boom-leaves-behind-residents-with-greatest-housing-need/>)
- Hofschneider, Anita. *Civil Beat*. 'When the Rail Rolls Into Kalihi, What Kind of Change Will It Bring?' Published on December 9, 2014. (<http://www.civilbeat.org/2014/12/when-the-rail-rolls-into-kalihi-what-kind-of-change-will-it-bring/>)

# ***Appendix A***

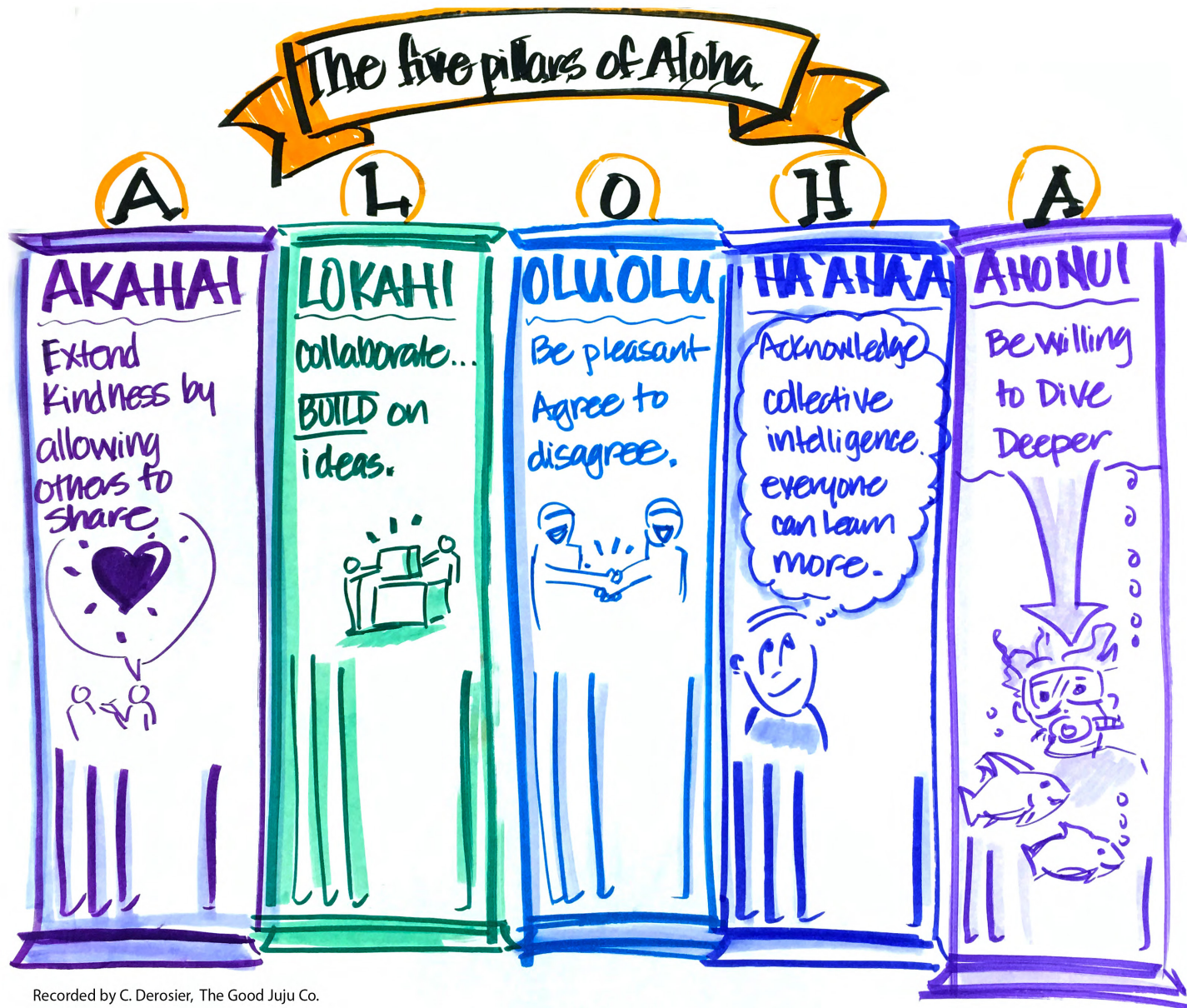
## **Visioning Process**

*(This page was intentionally left blank.)*



## Meeting Protocols and Guidelines

Ramsay Taum (PBR Hawai'i) introduced meeting protocols and guidelines at each meeting, by referring to a graphic of the '5 Pillars of Aloha' which takes inspiration from the HRS 5-7.5 the "ALOHA Spirit Law".

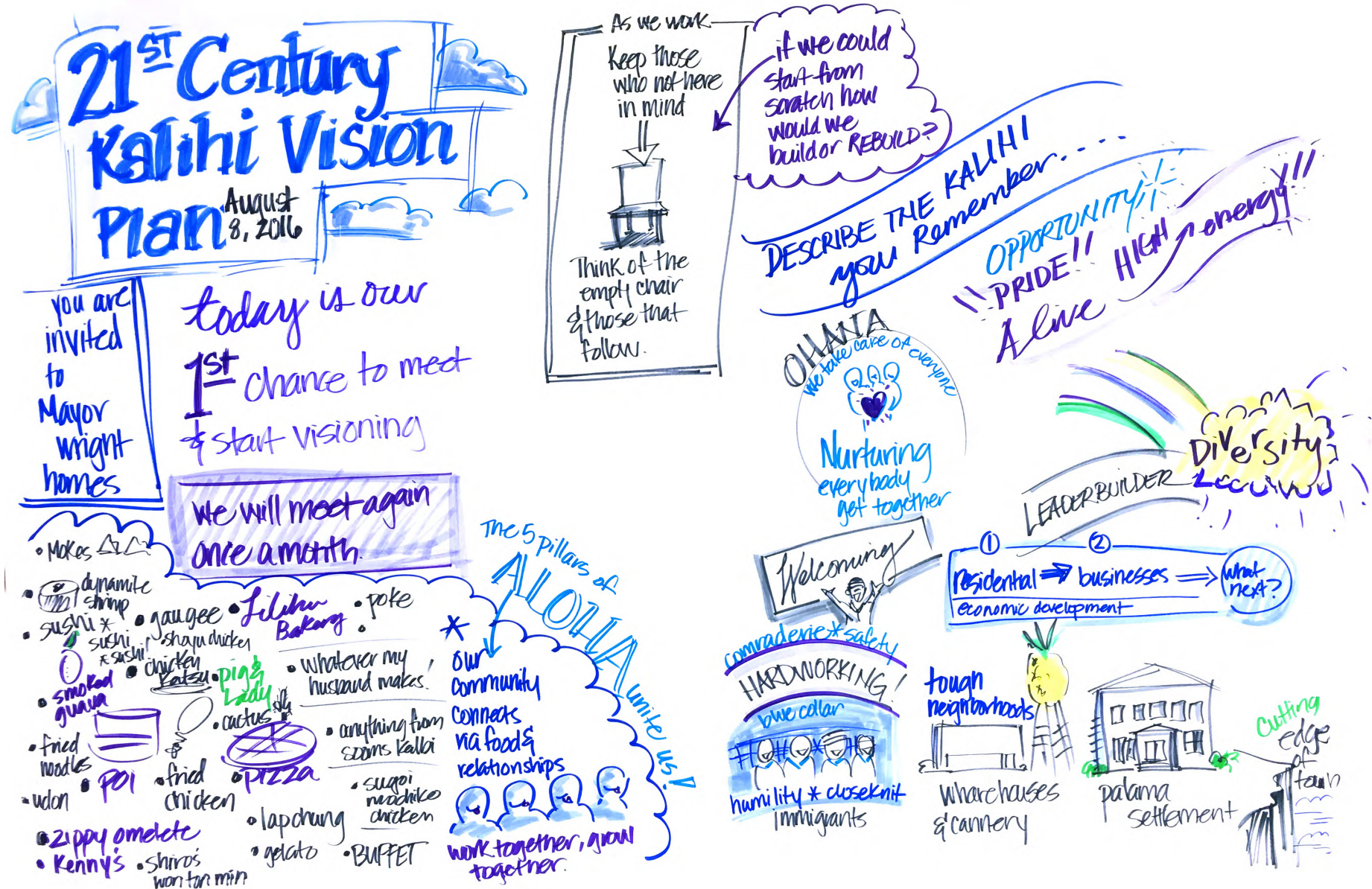


Recorded by C. Derosier, The Good Juju Co.

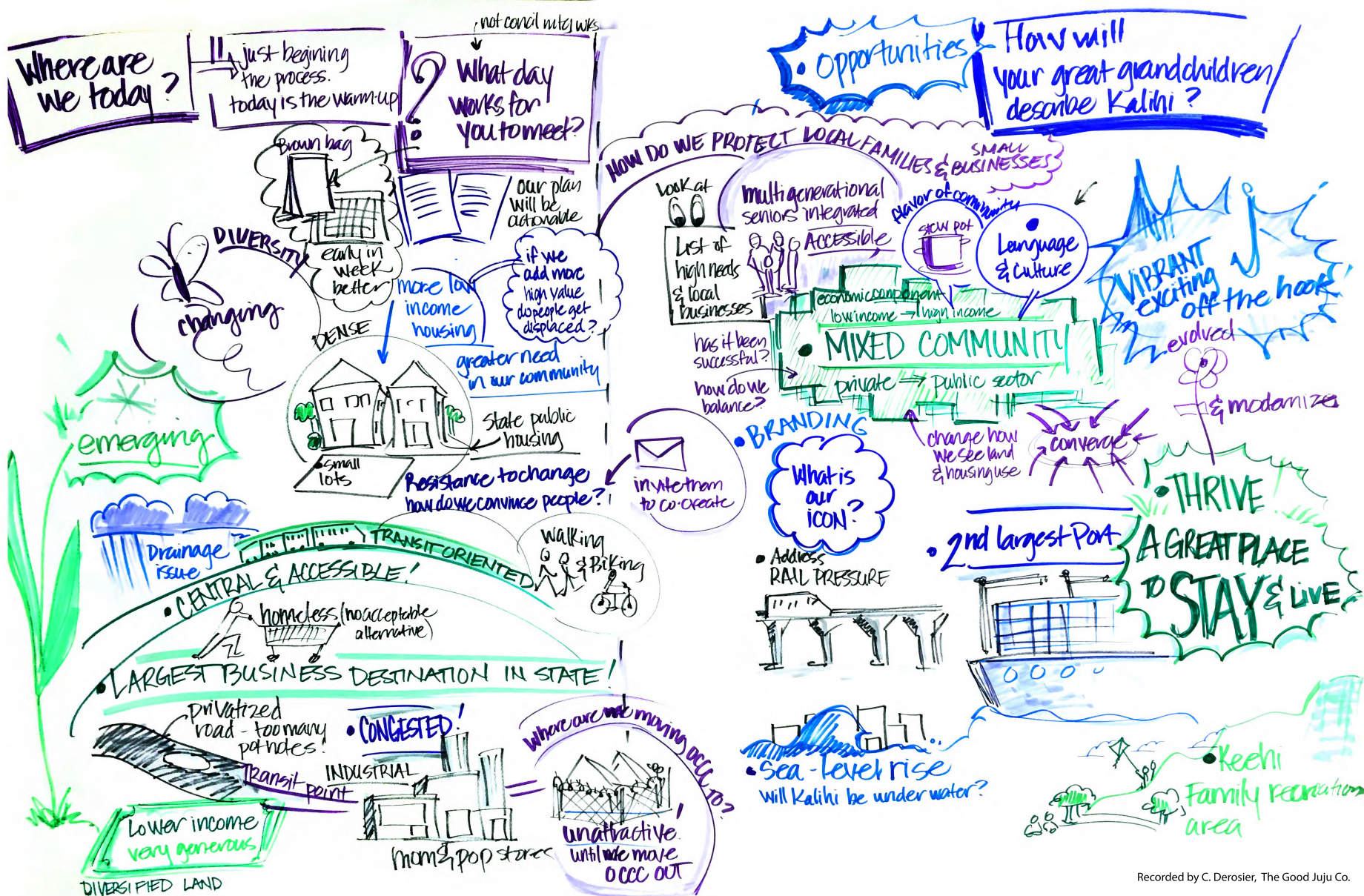


## Vision Committee Kick-Off Meeting

Graphic recorder, Cynthia DeRosier, illustrated responses as they were being shared at the Vision Committee Kick-Off Meeting with Governor Ige on August 8, 2016.







Recorded by C. Derosier, The Good Juju Co.

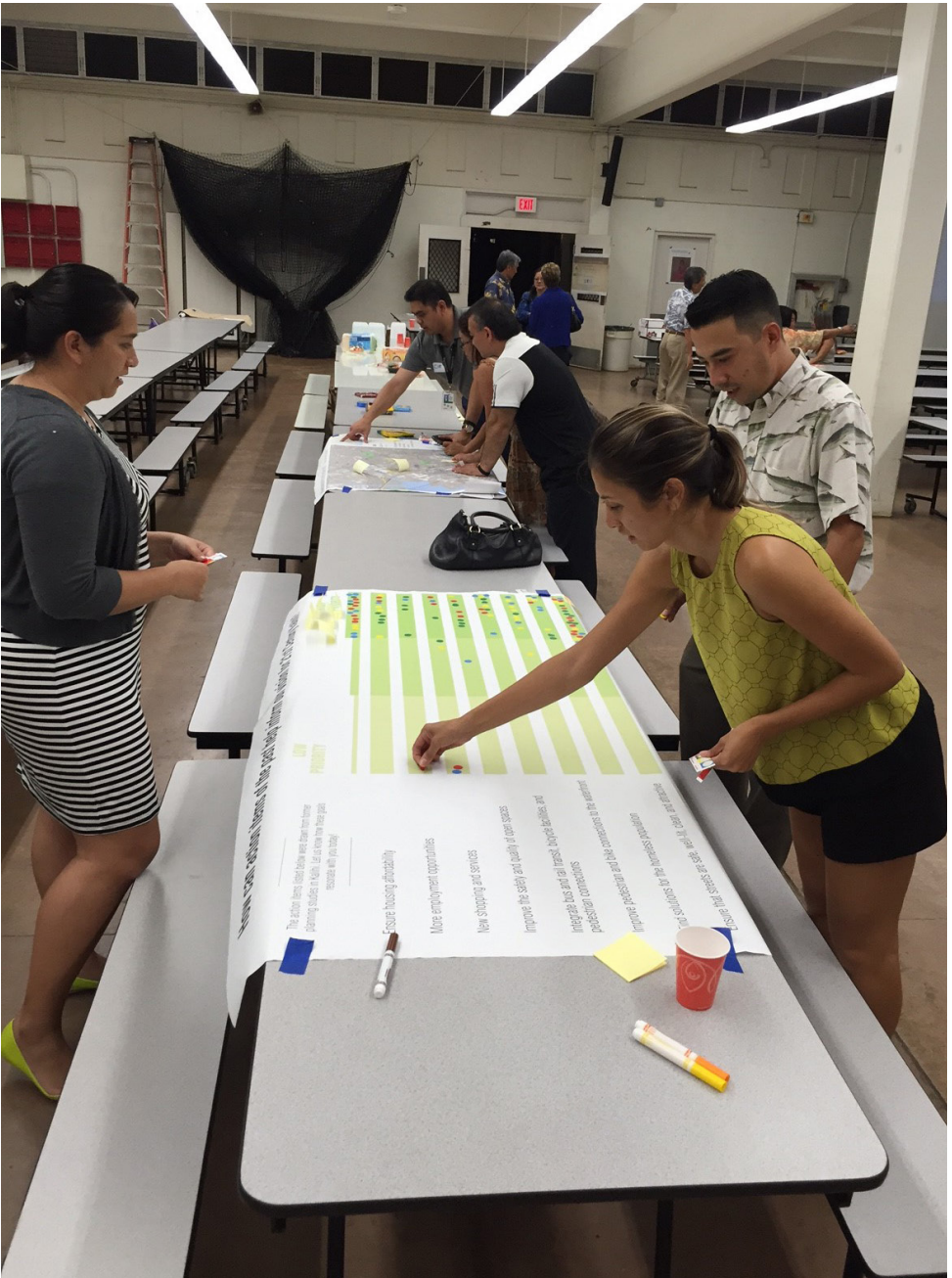


## Public Kick-Off Meeting

Participants were invited to help identify assets, needs, and priorities in their community at the public kick-off meeting on September 13, 2016.









The image shows a map of the Kalihi neighborhood in Honolulu, Hawaii, with various community development ideas and concerns written on sticky notes. The notes are placed over different areas of the map, such as parks, schools, and transit stations. The notes include:

- Mixed Use Develop
- no gentrification
- Hospital
- OCCC
- immigrant services
- GREEN SPACE
- More Recreation Facilities
- Arts District
- Chow King
- Olive Garden
- Food: Buffalo wild wings
- chipotle
- modern playground with a Berlin
- Art & Music
- Kalihi Waena Park
- Kalihi Waena El
- Kalihi Station
- Kalihi Kai El
- Kalihi Palama Public Library
- Kalihi YMCA
- Kamehameha Park
- Kamehameha Shopping Center
- Kapalama El
- Kapalama Station
- Honolulu Community Kailani El College
- Kalihi Kai El
- Kalihi Station
- Kalihi Palama Public Library
- Kalihi YMCA
- Kamehameha Park
- Kamehameha Shopping Center
- Kapalama El
- Kapalama Station
- Honolulu Community Kailani El College

[illegible]

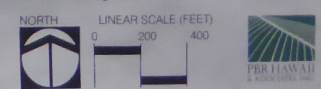
## Ensemble methods

[illegible]

## Existing Community Assets

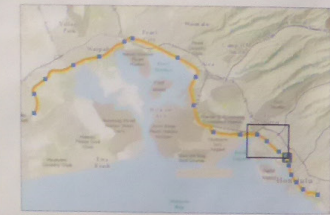
### 21st Century Kalihi

Office of Planning, State of Hawaii Island of O'ahu





Where do you envision improved public / open / gathering spaces? (Please mark on the map!)



### LEGEND

Area of Focus

Parks

### Public Transportation

Existing Bus Stops

Future Rail Station

Future Rail Line

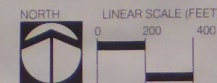
0.5-mile radius from Future Rail Station

### Open Space

## 21st Century Kalihi

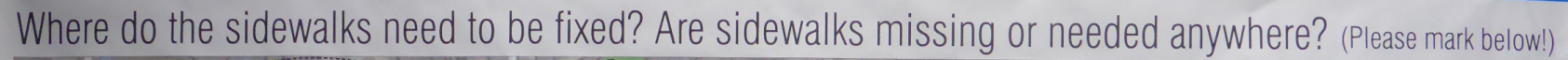
Office of Planning, State of Hawaii

Island of O'ahu



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis. File: Q:\Oahu\CP 21st Century Kalihi\GIS\project\Open Space 2.mxd

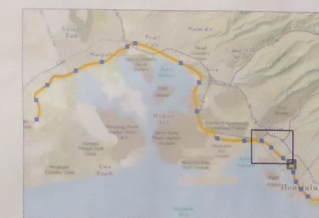






Are there areas which need improvements?

(Please mark them on the map below!)



### LEGEND

 **Area of Focus**

Parks

## Public Transportation

### Existing Bus Stops

 Future Rail Station Future Rail Line

○ 0.5-mile radius from Future Rail Station

## Improvements

## 21st Century Kalihi

Office of Planning, State of Hawaii

Island of O'ahu

NORTH

LINEAR SCALE (FEET)

Age Group	Number of People
0-20	350
20-30	300
30-40	250
40-50	200
50-60	150
60-70	100
70-80	50
80-90	20
90-100	10





What do you wish to see in Kalihi, and where would you like to see this change?

(Please mark on the map!)



### LEGEND

 **Area of Focus**

Parks

## Public Transportation

### Existing Bus Stops

 Future Rail Station

— Future Rail Line

○ 0.5-mile radius from Future Rail Station

## Wish Map

## 21st Century Kalihi

Office of Planning, State of Hawaii Island of O'ahu

0 200 400

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



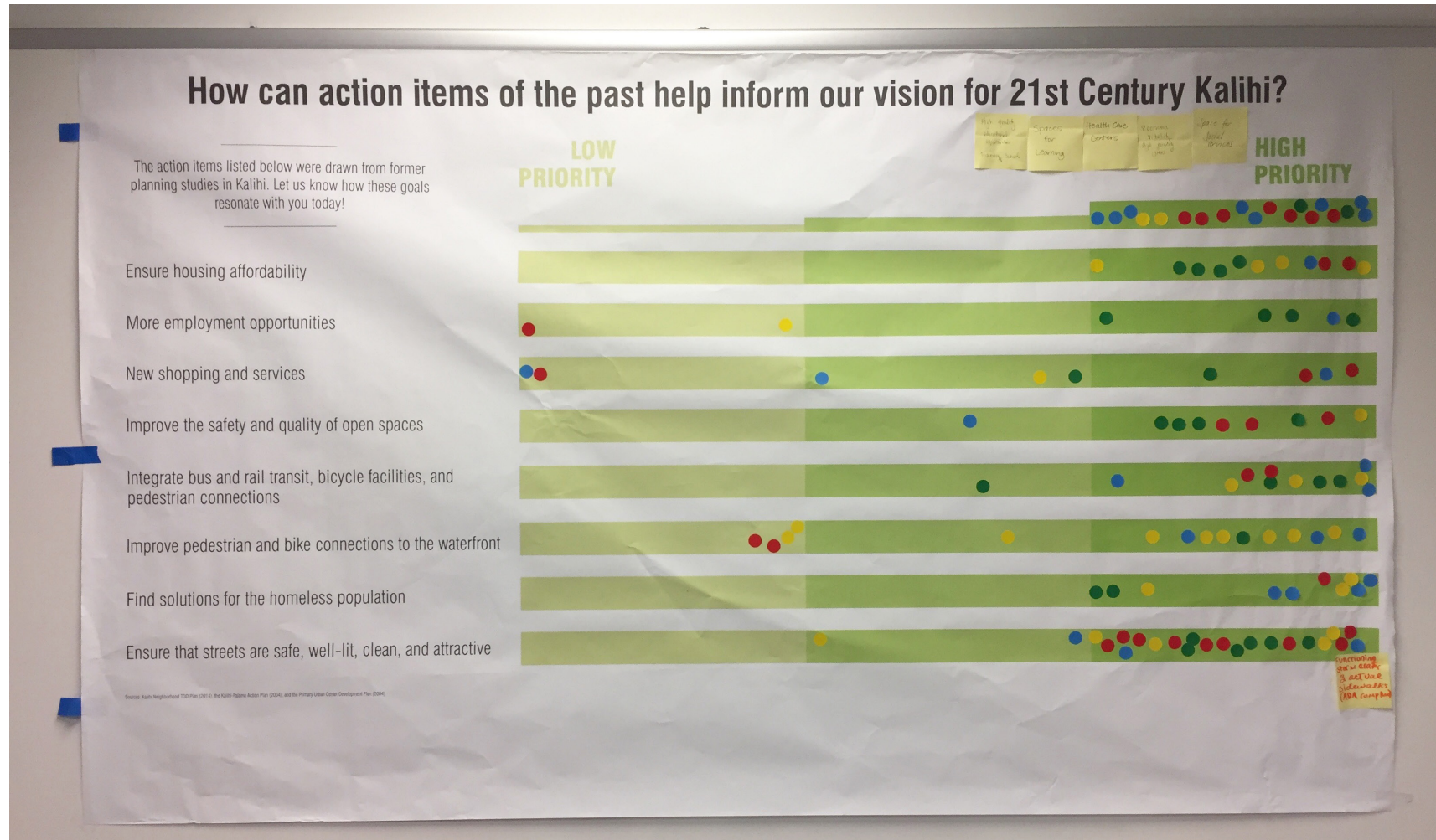
PBR HAWAII



What do you wish to see in Kalihi, and where would you like to see this change?

- better utilization of industrial properties
- establish mixed-use residential for workforce housing  
↳ coworking/coliving spaces feat. common spaces & integration of small biz
- more green space, esp in lower Kalihi residential area
- pedestrian stanchions at all midblock crosswalks
- better use of vertical real estate dev' / but NOT like Kakaako-tall towers  
(not necessarily tall & not 20 stories, it's a small area + NOT necessarily)
- redev' / of Dillingham Plaza to be mixed-use / vertical dev' /
- better street lighting...everywhere









## Word Clouds

9 different themes emerged from the public kick-off meeting on September 13, 2016. The following word clouds capture the main points of discussion.

Infrastructure



Housing



## Sidewalks





Open Space



## Safety &amp; Health



Education





## Community Pride &amp; Culture



Other Needs



Assets



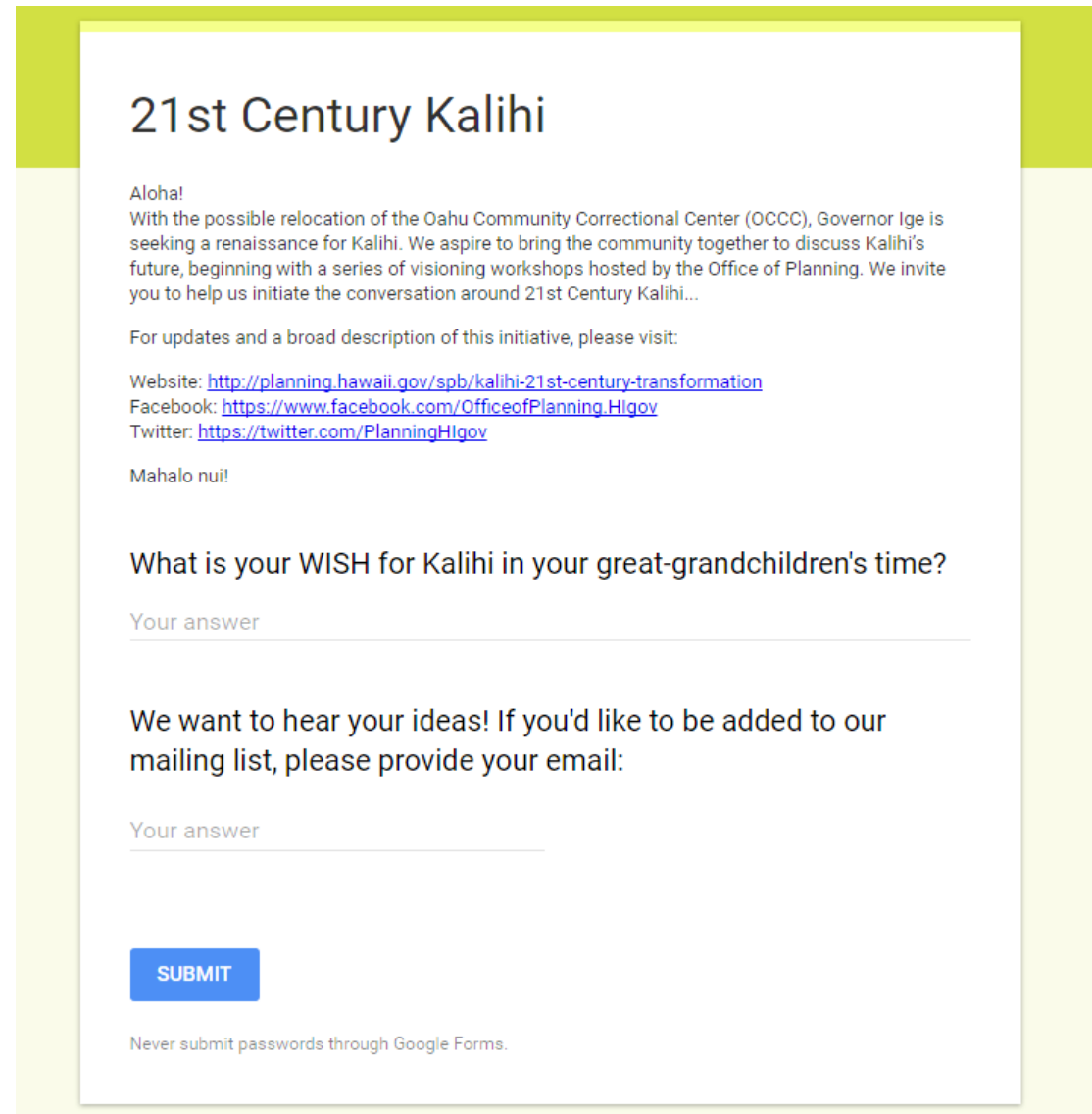




## Wish Cards

Wish cards were distributed at the public kick-off meeting on September 13, 2016. The goal of the wish cards was to solicit input from those who were unable to attend. Residents were encouraged to take wish cards back to their families and friends. Some of the following wish cards were mailed in. Additionally, web-based wish cards were posted on the Office of Planning's project website through the end of October 2016.

Wish card posted on the project website:



### 21st Century Kalihi

Aloha!

With the possible relocation of the Oahu Community Correctional Center (OCCC), Governor Ige is seeking a renaissance for Kalihi. We aspire to bring the community together to discuss Kalihi's future, beginning with a series of visioning workshops hosted by the Office of Planning. We invite you to help us initiate the conversation around 21st Century Kalihi...

For updates and a broad description of this initiative, please visit:

Website: <http://planning.hawaii.gov/spb/kalihi-21st-century-transformation>  
 Facebook: <https://www.facebook.com/OfficeofPlanning.HIgov>  
 Twitter: <https://twitter.com/PlanningHIgov>

Mahalo nui!

**What is your WISH for Kalihi in your great-grandchildren's time?**

Your answer \_\_\_\_\_

**We want to hear your ideas! If you'd like to be added to our mailing list, please provide your email:**

Your answer \_\_\_\_\_

**SUBMIT**

Never submit passwords through Google Forms.

### What is your WISH for Kalihi in your great-grandchildren's time?

FIRST SELECT A SITE TO!  
 1. MOVE OCCC OUT OF KALIHĪ, OTHERWISE  
 ALL THE VISIONS FOR KALIHĪ THAT  
 ARE BEING DISCUSSED ARE USELESS!  
 NO DEVELOPERS OR INVESTORS <sup>IN THEIR RIGHT MINDS</sup> WILL PUT/BUILD  
 PROJECTS W/ OCCC STILL REMAIN IN KALIHĪ.  
 "TO IMPROVE KALIHĪ, MOVE OCCC OUT  
 OF KALIHĪ!"

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHĪ**NAME: ROMYLA CACHANEMAIL: ROMYLA@CAPITOLHAWAII.GOV

### What is your WISH for Kalihi in your great-grandchildren's time?

Immediately address homeless &  
 safe well lit streets first to  
 enable other priorities

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHĪ**

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_



What is your **WISH** for Kalihi in your great-grandchildren's time?

FUNCTIONING  
STORM DRAINS  
2  
ACTUAL SIDEWALKS  
7 INFRASTRUCTURE

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?

ADDITIONAL PRIORITIES POST-IT NOTES

- High quality tech educational opportunities & technology school (high)
- Space for social services (high)
- Health care services (high)
- Economic vitality & high quality jobs (high)
- Functioning storm drains & ADA compliant sidewalks (high)
- Spaces for learning (medium/high)

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## What is your WISH for Kalihi?



21st Century  
**KALIHI**



## What is your WISH for Kalihi?

Care for the  
land and  
~~the~~ the seaby  
not  
and plittering  
planting plants

21st Century  
**KALIHI**



By: Camryn  
Alomar

Save  
the Earth  
by  
Respect  
to the  
land.

We want your ideas!

PLEASE MAIL TO:

PBR Hawaii, Elena Chang  
1001 Bishop St, Suite 650  
Honolulu HI 96826

Love  
our  
earth



# What is your WISH for Kalihi?

LOVED  
LOVED

Kalihi



21st Century  
**KALIHI**

Core for the land. Core

**We want your ideas!**



PLEASE MAIL TO:

PBR Hawaii, Elena Chang  
1001 Bishop St, Suite 650  
Honolulu HI, 96826



# Care for the land

**We want your ideas!**

PLEASE MAIL TO:

PBR Hawaii, Elena Chang  
1001 Bishop St, Suite 650  
Honolulu HI, 96826

What is your **WISH** for Kalihi in your great-grandchildren's time?

existing community assets

public transportation

21st Century **KALIHI** IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:  
NAME: EMAIL:

What is your **WISH** for Kalihi in your great-grandchildren's time?

**WE** PGH Wong Engineering, Inc.  
182 - 2nd Street, Suite 500  
San Francisco, CA 94105-3801

(415) 566-0800  
(415) 566-6030 Fax  
cjlwong@pghwong.com  
www.pghwong.com

CHRISTOPHER J. WONG  
WOFH/KHG Public Outreach Specialist

Field Office  
Honolulu Rail Transit Project  
94-235 Leoku Street  
Waipahu, HI 96797

(808) 686-9104 Office  
(808) 686-9118 Fax  
(808) 778-9855 Cell

21st Century **KALIHI** IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:  
NAME: EMAIL:

### What is your WISH for Kalihi in your great-grandchildren's time?

Safe neighborhoods  
 More green space with a wide array of recreational opportunities  
 Improve transportation infrastructure  
 Retain historical + cultural landmarks that are unique to Kalihi.

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Dennis Arakaki

EMAIL: darakaki2@honolulu.gov

### What is your WISH for Kalihi in your great-grandchildren's time?

- [1] Fix Roads on Dillingham + King St.  
(super bumpy)
- [2] Drug crimes (neighbors) — Kalihi St.

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Brenda

EMAIL: \_\_\_\_\_



### What is your WISH for Kalihi in your great-grandchildren's time?

- \* ~~BETTER~~ SCHOOL IMPROVEMENTS
- \* BETTER EDUCATION
- \* MORE AFTER SCHOOL PROGRAM
- \* HOSPITAL
- \* SIDEWALKS
- \* SAFETY FOR EVERYONE
- \* LESS HOMELESS

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME:

EMAIL: \_\_\_\_\_

### What is your WISH for Kalihi in your great-grandchildren's time?

- A community that promotes the gathering of the family unit. (Don't push out the family unit)
  - Sidewalks that are handicap accessible
  - Crosswalks that make sense for walking
  - Open Community Space
  - Integration of Social Services (Access to)
    - Parking
    - Places for sustainable food growth
- Kalihi ~~is~~ is large. People have different experiences within the larger Kalihi Area. Focus on keeping families in Kalihi.

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**NAME: Ryan Kusumoto EMAIL: rkusumoto@pacthawaii.org

## What is your WISH for Kalihi in your great-grandchildren's time?

that Kalihi is a beautiful, thriving (economically, food, fresh water, natural environment) community where residents, students, workers, landowners, business owners, and the general public feels safe, happy, content, and excited about being in this place.

where ALDHA is integral in everyone's life.

I would want to see fresh fruits and vegetables growing throughout the neighborhoods. Innovation centers, makeries, coordinated/co-located grit and non-profit space to serve the public conveniently, and opportunities for people of all ages to earn a living. Friendly school campuses, housing opportunities that are affordable

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Susie Chun Oakland

EMAIL: susiechunokland@gmail.com

safe, beautifully landscaped, clean pedestrian experiences. Retail, commercial and other opportunities for residents and visitors to enjoy delicious food! local foods, locally made products, fun social opportunities, family-friendly, & pedestrian-friendly.


## We want your ideas!

PLEASE MAIL TO:

PBR Hawaii, Elena Chang  
1001 Bishop St, Suite 650  
Honolulu HI, 96826

### What is your **WISH** for Kalihi in your great-grandchildren's time?

I wish there was milk...  
bring Lani moo back on Dillingham.  
Got milk? + better parks,  
roads and manapua trucks



21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### What is your **WISH** for Kalihi in your great-grandchildren's time?

Why didn't the facilitator introduce himself?  
Why are there so few community members? The politicians are  
outnumbering "the people".

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_



What is your WISH for Kalihi in your great-grandchildren's time?

Receiving an  
excellent  
education

21st Century

**KALIHI**

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

NAME:

Ryan

EMAIL:

ryan-mandado@yahoo.com

What is your WISH for Kalihi in your great-grandchildren's time?

- ✓ Restore pride and image of Kalihi
- ✓ Strengthen Public School complex (new/update facilities, programs)
- ✓ Provide incentives to businesses to locate + operate in Kalihi; to hire Kalihi residents
- ✓ Take advantages of appropriate TOD's along rail line passing through Kalihi
- ✓ Create more cultural and entertainment venues; expand Bishop Museum
- ✓ commit \$\$ to infrastructure Mahalo.

21st Century

**KALIHI**

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

NAME:

Carlton Ching

EMAIL:

What is your **WISH** for Kalihi in your great-grandchildren's time?



21st Century

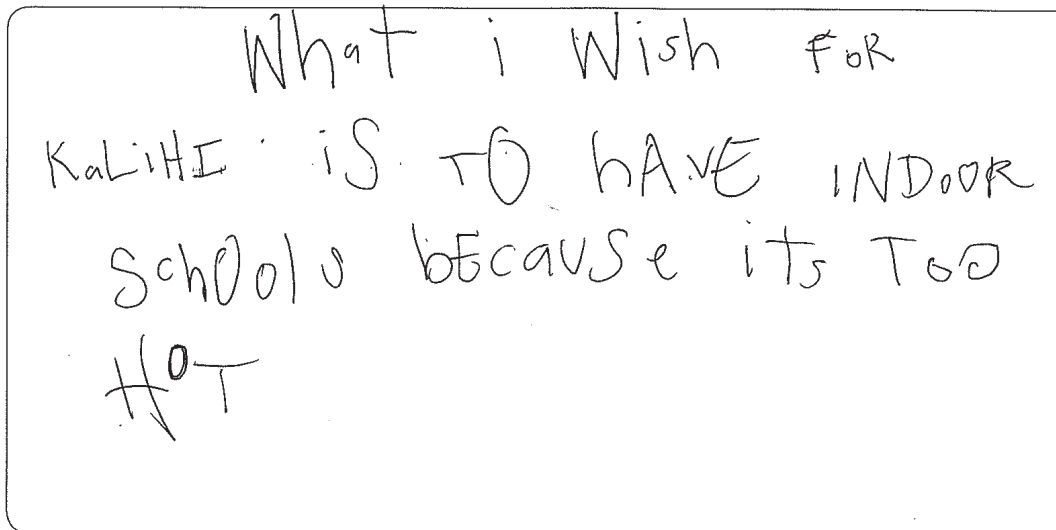
IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Demetrius

EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?



21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: ERIC

EMAIL: \_\_\_\_\_

### What is your WISH for Kalihi in your great-grandchildren's time?

- swimming pool
- 5 bedrooms in small houses or for anything
- cheaper rents
- closer theater
- Saturday \$6 instead of \$10
- Kroc center at "O" triple "C"
- homeless restaurant
- more gyms open for kids
- 

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME:

Ryner Maner

EMAIL:

### What is your WISH for Kalihi in your great-grandchildren's time?



21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME:

Ben Eter  
Michonson

EMAIL:



### What is your WISH for Kalihi in your great-grandchildren's time?

The things that I want to see in Kalihi during my great children's time is less homelesses that are minors, I would like to see a center where it keeps kids with nothing to do off the streets, in Kam hoosings and Kam 4, I would also like to see the drug use within minors to decrease or disappear.

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

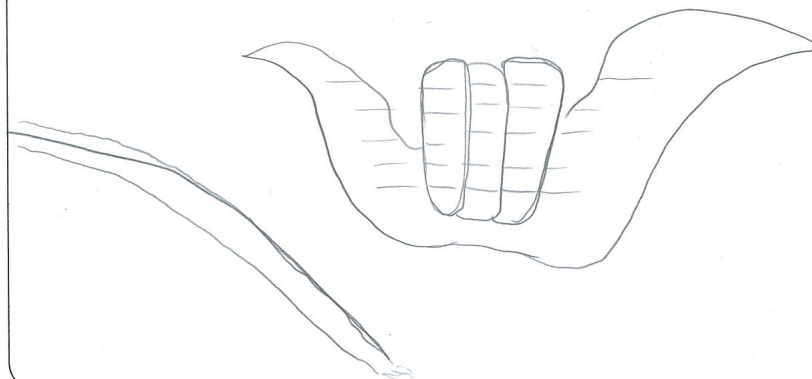
**KALIHI**

NAME:

EMAIL: Erick Eram 29@gmail.com

### What is your WISH for Kalihi in your great-grandchildren's time?

make Kpt have 5 ~~Bedroom~~ make it 15 floor  
Ma



21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**NAME: Jino Chuweiluk

EMAIL: \_\_\_\_\_

### What is your **WISH** for Kalihi in your great-grandchildren's time?

Smoother Streets  
Cheaper rent  
Hotels in Kalihi  
more centers for teens

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Oscar Oster

EMAIL: \_\_\_\_\_

### What is your **WISH** for Kalihi in your great-grandchildren's time?

Basketball Court  
Swimming pool

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: Chet

EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?

make more Shopping center.

21st Century

**KALIHI**

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

NAME: Dani Isikau

EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?

- More Stores
- Skate parks (indoor)
- Cleaner Parks
- Better Roads
- Cleaner Bathrooms
- Big Shopping Mall

21st Century

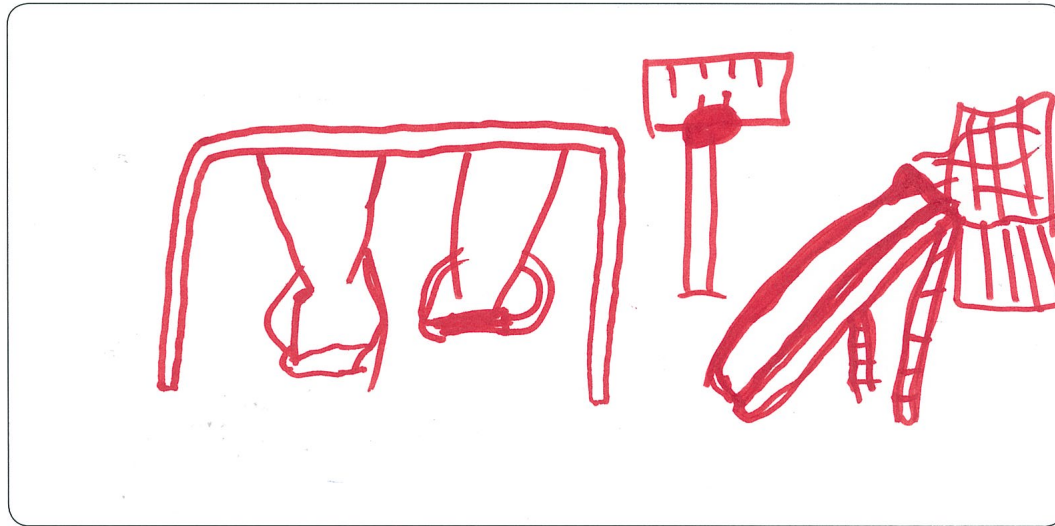
**KALIHI**

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_



What is your **WISH** for Kalihi in your great-grandchildren's time?



21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?

- \* More shopping centers (build a mall)
- \* clean Kalihi Rivers/Ponds
- ~~\* keep the area green~~
- \* smooth/Flat roads, get rid of pot holes
- ~~\* more jobs for the community.~~

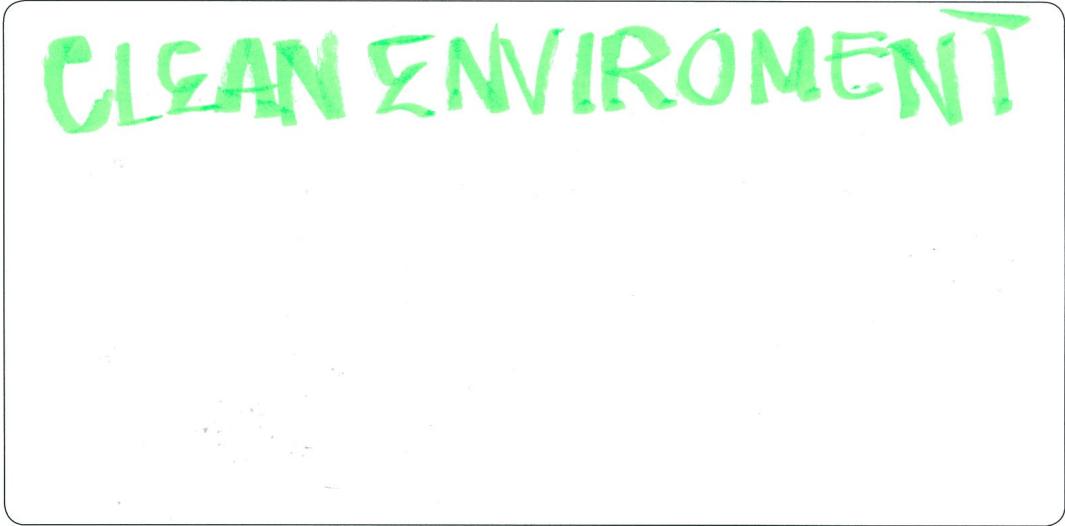
21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?



21st Century **KALIHI** IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:  
NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

What is your **WISH** for Kalihi in your great-grandchildren's time?



21st Century **KALIHI** IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:  
NAME: Hunter EMAIL: \_\_\_\_\_

### What is your WISH for Kalihi in your great-grandchildren's time?

- \* Better roads
- \* FIX the lights on the streets
- \* Closer shopping malls
- \* Better environment
- \* nicer parks
- \* Help the homeless

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### What is your WISH for Kalihi in your great-grandchildren's time?

I wish for Kalihi to stay  
the same.

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_



What is your **WISH** for Kalihi in your great-grandchildren's time?

- Put more parks
- Don't change much of KALIHI
- Lower prices on many items
- things getting too expensive now days

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME:

Junior

EMAIL:

What is your **WISH** for Kalihi in your great-grandchildren's time?

THE Bathroom for the public  
park rest rooms open don't  
lock it

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME:

EMAIL:

### What is your WISH for Kalihi in your great-grandchildren's time?

- Less car accidents
- Less Homeless
- No Drugs
- Fixed roads
- No chronics
- No game rooms
- ~~no more gangs~~
- Clean parks & public restroom
- lots of RESPECT ☺
- LOVE ♥
- Sports (Basketball / rugby)

21st Century

IF YOU WOULD LIKE TO JOIN OUR MAILING LIST, PLEASE FILL IN:

**KALIHI**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

2/14/15

# ~~Living In Kalihi~~ ~~FEEL LIKE~~

Living Kalihi feel ~~like~~ nice and what i like about Kalihi is there are many people and i move to Kalihi because it a very nice Place to live in and it nice growing up in Kalihi because you meet a lot of people and i proud of living in Kalihi because there are nice people and people who ~~help~~ help you with thing.

1 Nothing can change because it nice

2 Make them feel good & nice about Kalihi

3 Making people to be nice to each other and help other.



	Adult Friends for Youth
	I think that they shouldn't build anymore things
	in Kalini because there is alot of things and
	It is cranded enough. I lived in Kalini ever since I
	was born. growing up in Kalini is really ghetto but
	I like living in Kalini because its where I met all
	my friends and most of my family members live here.
	I wouldn't change anything about Kalini because
	it is perfect. the way it is to help change Kalini
	I would help clean the community.

My feeling towards Kaiti is ~~currently~~ right now  
 is really good like 100% good. What I like about  
 Kaiti is that there is alot of nice people  
 and I feel safe here. I moved in Kaiti because  
 the housing's are really nice so as the community.  
 It feels really great growing up in Kaiti.  
 Yes I am proud of living in Kaiti. ~~but not~~  
~~because~~ because how people around here  
 is there to help us out. If it wasn't  
 for Kaiti then I wouldn't be the person I would  
 be today & wouldn't have friends nor wouldn't  
 meet the coolest group ever... (AFV)...

Ginceroy,

FUTURE-

I would want the roads fix ~~and~~ and  
 also ~~make~~ build a greater for the homeless people.  
 I would tell my kids that Kaiti is a great place.

I would do community service & help out other  
 people just to make Kaiti a pretty lovely place.

10/1/17 114

- ① How you feel about Kalihi?  
Kalihi is a great place to live, it's my home. I feel that Kalihi has the most loving people living there.
- ② I like the fact everyone is kind & caring to one another.  
I dislike how there are gangs and people fighting.
- ③ I moved to Kalihi because that where our family got us a house at.
- ④ It feels great but then you have to deal with all the judgments people have about growing up in Kalihi.
- ⑤ I am very proud of living in Kalihi because it's a great place to be living at.

I wouldn't change anything because it's great the way it is.

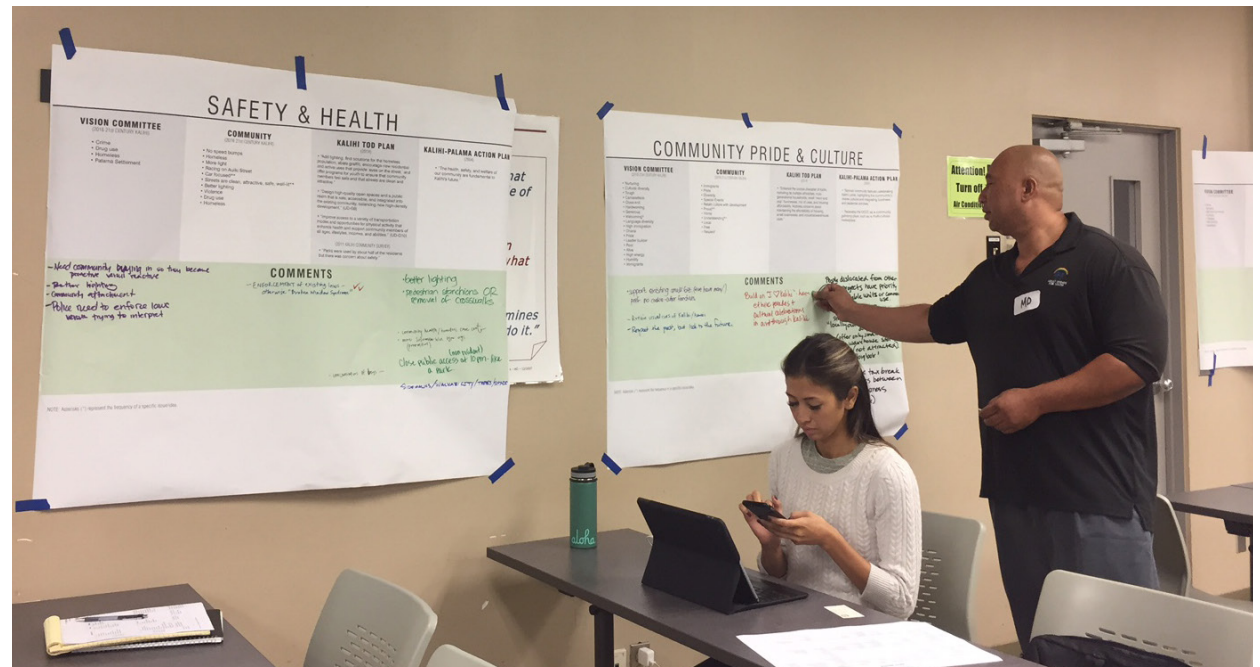
We can change Kalihi by being more kind and by helping the community.



- Living in Kalini makes me feel local and free.
- What I dislike about Kalini is how people are treating it. What I like about Kalini is everyone understand ~~the~~ each other. Some people that's been living here for years understand how things are.
- I move into Kalini because my parent's chose to live here.
- Growing up in Kalini makes me feel happy because I'm already used to here.
- Growing up in Kalini makes me feel happy because I'm already used to here. Things here are just so fun and people here are people your nice too and actually like bonding with.
- I am proud living in Kalini because it's a good place to family.
- ~~But~~ I would change Kalini by taking away violence and change how people are acting and environment.
- ~~and~~

## Vision Committee Workshop

The Vision Committee reconvened on October 22, 2016 to revisit the themes that emerged from the first two meetings. The goal of the workshop was to gain a better understanding of how the emergent issues could interface with each other through a new vision for the OCCC site. Participants were each asked to identify two priority issues and/or specific recommendations at the end of the discussion. Absent VC members were also invited to vote on their priority issues via email.





# ECONOMIC DEVELOPMENT

- Acknowledge industrial character / that it's a <sup>job</sup> center
- Very high transit accessibility rail & Dillingham

- Keep industrial area industrial

- Allow wide mix of business/uses

- Developing as new potential

- industrial park

- State retains fee

small business owners  
got reasonably priced  
leases (smaller chunks  
of property)

- SIRA - association life  
paid for Sanat Islands  
to manage leases

(can seek financing to update ~~and~~ infra)

- accessible leases so businesses which can get financing bank take der interest in lease if default

- TOD have workshop classes for econ dev
- to start small businesses
- impose current infra on existing buildings so they don't get pushed out
- have them involved

↖ canvas we can have now ↗

- \* tourage
- chambers
- commerce
- (state or ethnic)
- bring in to set
- up their country
- on workshops
- ✓ BA

- take advantage of HBC and other state properties
- ↳ leverage nearby opportunities and of state assets

- Job corps

- / related to workshops

- training & hook people up to jobs
- currently in Waimakalo get closer into town & work force

- balanced approach

Jobs/tax base - econ. commerce  
to create ↑ so you can elevate people  
that live in the area

- live above the businesses → mixed uses so can live & work in same place

- Dept. Commerce

Mirandy business Agency  
~ larger infra-facilities  
that are available for the  
smaller businesses  
- what we need in this  
area rather than  
what they traditionally  
fund

- Support innovation

- housing / coworking / living
- draw population in → learn skills then can do in place

- Who's the planner  
OCCC I will guide
- \* More about financing tool
- more / build new  
fact (plan +  
marks

- reestablish city facilities and city offices

- Consolidation of city offices closer to middle street closer to OTS

- Vertical agency for coord

- parking structure at

- middle street  
- one stop shop

- cost saving measures

- bus/rail/handivan in the same place

mid & high rise  
properties

- live/work/play
- walk to work
- sell con
- not in traffic for 4 hours a day
- better for environment and people

- QUALITY OF LIFE

use ocell to its highest and best use

- a lot of money or to meet social service/ econ/ neighborhood needs
- w/ financing income
- what does comm. need vs. lots of \$ coming in
- how to balance these elements/ thoughts/ uses

## FINAL REPORT



# HOUSING.

## VISION COMMITTEE

(2016 21st CENTURY KALIHI)

- Small lots
- Dense
- Crowded
- Old structures
- Low income
- Mayor Wright
- Multi-generational
- Mix use
- Mix housing
- No gentrification
- Affordability

## COMMUNITY

(2016 21st CENTURY KALIHI)

- Unaffordable\*
- Old
- Dense
- Mix use
- No gentrification\*
- Affordable Rentals
- Homelessness solutions
- Reduce costs
- More homeless shelters\*\*\*

## KALIHI TOD PLAN

(2014)

- "Encourage mixed-income housing and distribute affordable housing throughout the planning area. Mitigate the potential for gentrification and avoid displacing low- and moderate-income residents." (PF-G6)
- "Support development of permanent affordable housing services, especially for homeless individuals and families." (PF-P8)
- "Encourage home improvements, particularly mauka of Dillingham Blvd."
- "Cluster neighborhood-oriented commercial uses such as restaurants, day care centers, and small grocery stores along Dillingham Blvd to foster a sense of community and vitality around the station."

## KALIHI-PALAMA ACTION PLAN

(2004)

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

## COMMENTS

Workforce Housing - not low, affordable or high.

up to 6-8 floors

develop housing  
mixing  
or something

(not another Kakaia or Kuliou Park Terrace)

Green space + walkable, shaded area throughout.

Mixed use integrated (example - health + fitness center)  
Adult day care + child care as part of it.

- Plans need to be flexible + realistic or no one will take the risk to build.

DEVELOP OCC SITE TO ITS HIGHEST & BEST USE.

guidelines for rental units  
it too expensive

## FAMILY HOUSING

(not just LoA)

- as part of development

developer approach

\* include affordable

\* low income

\* work force

- market studios or 1br/2br

- perhaps some high end

attractive for developers

- Santa Ana Rd

ex: shops below w/ housing above

shops in the center

- parking on perimeter

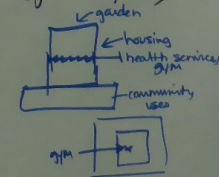
- control central areas

reciprocal gentrification

- not big developers that change what is affordable today may not be in the future
- rail to provide working force mobility

- top level gardens - sustainable energy  
roof top garden (green space)

- ground floor uses w/ housing above



in or around housing

- complete neighborhood (make sure current uses don't get pushed out)

- health center like Waiwae

- grocery stores

- pharmacy

- medical clinic

- open markets local by local support local

- keep Mom & pop shops

- activity engagement centers (as workshop)

- shared rooms/community activity (active/organizing)

- community centers

Notes: A series of notes in the frequency of a specific issue/idea.

**SAFETY**

- security

- tagging

- maintaining public space

(- keep nice (sit/lie low)

- reg controlling

- partnerships for maintenance

public vs. private coordination

controlled area

perimeters

# EDUCATION

## VISION COMMITTEE

(2016 21st CENTURY KALIHI)

- Blue collar
- Social Services
- Mixed income
- Farrington High School

## COMMUNITY

(2016 21st CENTURY KALIHI)

- Social services
- Farrington High School needs improvements
- Redevelop HCC (work-live complex)
- Urban school
- Indoor Schools

## KALIHI TOD PLAN

(2014)

- "Support efforts to provide high-quality public and private educational opportunities for all segments of the community." (PF-G2)

## KALIHI-PALAMA ACTION PLAN

(2004)

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

- MA'O Organic Farms
- 808 URBAN
- Council of students (to address their peers)
- Meeting space/Comm. center (Somewhere on King St.)

spaces exist but are underutilized, difficult to access

- more rec. centers w/ connections to cultural centers + local businesses

- keep in mind: kids walk to school from

SAFETY

- easier access to higher education (more resources)

NOTE: Asterisks (\*) represent the frequency of a specific issue/idea

- spaces for orgs like APF to interface + collaborate

→ KVIBES

- business component

- Opportunity for businesses to interface w/ kids (not good space to do this)

## COMMENTS

- better understanding between teachers & social services (collaboration)
- make school with businesses within (like challenge)

- encourage families to get more involved (change culture when it comes to education)

- getting kids attached to school + community

- creating spaces for them (kids) to gain sense of ownership/belonging/community

## THOUGHTFARIES

- housing → programs/schools



# OPEN SPACE •

## VISION COMMITTEE (2016 21st CENTURY KALIHI)

- Homeless
- Family recreation areas

## COMMUNITY (2016 21st CENTURY KALIHI)

- Little park access
- Kamehameha Park
- Loi Kalo Park
- Kapalama Canal
- Skate Park
- Gathering Place
- Recreational areas
- Park improvements
- Trees\*
- Green space\*
- Swimming pools
- Playgrounds
- More parks
- Basketball courts
- Rugby field
- Recreation centers
- Centers for teens

## KALIHI TOD PLAN (2014)

- "Provide a diverse range of amenities in park spaces, including benches, trees, lighting, drinking fountains, and trash receptacles. Provide a mix of landscaped and hardscaped areas that provide opportunities for resting and shade, outdoor eating, and other activities." (UD-P31)

## KALIHI-PALAMA ACTION PLAN (2004)

- "We value recreational opportunities within our community."

## COMMENTS

- Need a maintenance plan  
— homeless not take over ✓
- More lighting in existing parks (kalo field, kakaia)
- Cutting and tree removal includes fields for soccer/softball play.
- (this could be like CROCE center @ Kakaia to bring in people)
- NOT ENOUGH PARKS IN KALIHI
- HAD ABOUT SIX ACRES OF PARK

Green Space as part of a work force housing concept. shade, pocket parks, walkability built into the housing complex but open to community (w/security plan to avoid homeless).

Clear understanding of who pays for the maintenance of the public/open space portions. Regular Maintenance + cleanup.

- playgrounds/family-friendly spaces that are easy to access for all (picnics, etc.)
- maybe less skate park & more greenspace  
— more cycling community than skate park
- FINANCING IS KEY TO BUILD A JAIL OUT OF KALIHI. USE OCC SITE AS A TOOL TO BARGAIN W/AN INVESTOR/DEVELOPER TO BUILD A JAIL AT LITTLE OR NO COST TO TAXPAYERS IN RETURN FOR DEVELOPMENT RIGHTS. USE OCC SITE TO ITS HIGHEST AND BEST USE. .... RONY

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



# COMMUNITY PRIDE & CULTURE

## VISION COMMITTEE (2016 21st CENTURY KALIHI)

- Nurturing
- Cultural diversity
- Tough
- Camaraderie
- Close-knit
- Hardworking
- Generous
- Welcoming\*
- Language diversity
- High immigration
- Ohana
- Pride
- Leader builder
- Poor
- Alive
- High energy
- Humility
- Immigrants

## COMMUNITY (2016 21st CENTURY KALIHI)

- Immigrants
- Pride
- Diversity
- Special Events
- Retain culture with development
- Proud\*\*
- Home
- Understanding\*\*
- Local
- Free
- Respect

## KALIHI TOD PLAN (2014)

- "Enhance the unique character of Kalihi, including its multiple ethnicities, multi-generational households, small "mom and pop" businesses, mix of uses, and housing affordability. Address concerns about maintaining the affordability of housing, small businesses, and industrial/warehouse uses."

## KALIHI-PALAMA ACTION PLAN (2004)

- "Sponsor community festivals celebrating Kalihi's pride, highlighting the community's diverse cultures and integrating business and residential activities."
- "Redevelop the OCCC as a community gathering place, such as a multi-cultural marketplace."

## COMMENTS

- support existing small biz, (we have many!) pref. no cookie-cutter franchises
- Retain visual cues of Kalihi/Hawaii
- Respect the past, but look to the future.

Build on "I ♥ Kalihi". have ethnic parades + cultural celebrations in and through Kalihi

People dislocated from other Kalihi projects have priority for available units or commercial use.

and businesses

Small "locally owned" businesses a priority.  
(offer only small spaces so warehouse stores are (not attracted).  
"big box")

State should create tax break to create fairness between small/large businesses (i.e. container tax)

NOTE: Asterisks (\*) represent the frequency of a specific issue/idea

# INFRASTRUCTURE

## VISION COMMITTEE

(2016 21st CENTURY KALIHI)

- Poor
- Unattractive
- Warehouses
- Zoning Issues
- Industrial
- Problems
- Congested
- Privatized roads
- Canneries
- Needs improvements
- Complete streets

## COMMUNITY

(2016 21st CENTURY KALIHI)

- Poor
- Unmarked roads
- Needs improvements
- Relocate OCCC\*
- Unattractive
- Industrial
- Bike Sharing
- Bike Path
- Better Drainage for residential AND business
- Transit
- Waterfront Connections
- Integrate transit/bike/pedestrian facilities
- Streets need to be clean, attractive, safe, well-lit\*\*
- Street Improvements
- Improve public restrooms
- Cleaner rivers (canal)

## KALIHI TOD PLAN

(2014)

- "Provide public facilities—including police and fire services—commensurate with the needs of existing and future community members." (PF-G1)
- "Facilitate the development of infrastructure—including sewer, water, drainage, and high-speed broadband internet systems—that is designed and timed to be consistent with project capacity requirements and development occupancy." (PF-G7)
- "Promote conservation in order to reduce the load on existing and planned infrastructure capacity and to preserve environmental resources." (PF-G8)

## KALIHI-PALAMA ACTION PLAN

(2004)

- "Infrastructure should be upgraded to current standards and overhead utilities should be placed underground."

## COMMENTS

- improve infrastructure to support/enhance opportunities of small business owners
- financing of it

- smooth traffic flow through the area

- Accessibility & Connectivity for EVERYONE

- integrated into the community (not segregated like Mayor Wright is right now)

- take inspiration from the Pearl District

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



# SAFETY & HEALTH

## VISION COMMITTEE

(2016 21st CENTURY KALIHI)

- Crime
- Drug use
- Homeless
- Palama Settlement

## COMMUNITY

(2016 21st CENTURY KALIHI)

- No speed bumps
- Homeless
- More light
- Racing on Aiea Street
- Car focused\*\*
- Streets are clean, attractive, safe, well-lit\*\*
- Better lighting
- Violence
- Drug use
- Homeless

## KALIHI TOD PLAN

(2014)

- "Add lighting, find solutions for the homeless population, abate graffiti, encourage new residential and active uses that provide 'eyes on the street,' and offer programs for youth to ensure that community members feel safe and that streets are clean and attractive."
- "Design high-quality open spaces and a public realm that is safe, accessible, and integrated into the existing community, balancing new high-density development." (UD-G9)
- "Improve access to a variety of transportation modes and opportunities for physical activity that enhance health and support community members of all ages, lifestyles, incomes, and abilities." (UD-G10)

(2011 KALIHI COMMUNITY SURVEY)

- "Parks were used by about half of the residents but there was concern about safety."

## KALIHI-PALAMA ACTION PLAN

(2004)

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

## COMMENTS

- Need community buying in so they become proactive versus reactive ●
- Better lighting
- Community attachment
- Police need to enforce laws versus trying to interpret

- ENFORCEMENT of existing laws - otherwise "Broken Window Syndrome" ✓

- better lighting
- pedestrian stanchions OR removal of crosswalks

- community health/homeless care center
- more Suvaana-Wes type orgs (prevention)

(non resident)  
Close public access at 10pm-like a park.

- concentration of bars -

SIDEWALKS/WALKABLE CITY/TREES/SHADE

NOTE: Asterisks (\*) represent the frequency of a specific issue/idea



# ASSETS

## VISION COMMITTEE

(2016 21st CENTURY KALIHI)

- Central
- Accessible
- High transit commitment
- Emerging
- Changing
- Mom-and-Pop
- Businesses

## COMMUNITY

## KALIHI TOD PLAN

(2014)

- "...the presence of Honolulu Community College, the area's proximity to Downtown, and its natural resources."

(2011 KALIHI COMMUNITY SURVEY)

- "Convenient location was one of the favorite things residents identified about living in Kalihi, and it would also be a major consideration in choosing a new home."
- "About half of Kalihi residents surveyed said that they were somewhat or very likely to use the new rail transit line to get to work or school or to visit beaches and recreation areas."

## KALIHI-PALAMA ACTION PLAN

(2004)

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

## COMMENTS

- interconnection of the assets (education, mom & pop, etc.)  
 ↳ work together, not just stand-alones

NOTE: Asterisks (\*) represent the frequency of a specific issue/idea

OTHER NEEDS			
VISION COMMITTEE (2016 21st CENTURY KALIHI)	COMMUNITY (2016 21st CENTURY KALIHI)	KALIHI TOD PLAN (2014)	KALIHI-PALAMA ACTION PLAN (2004)
<ul style="list-style-type: none"><li>• Opportunity</li><li>• Economic benefits</li><li>• Climate Change action</li><li>• Senior accommodations</li><li>• Resistance to change</li><li>• Change in land use/density</li></ul>	<ul style="list-style-type: none"><li>• Cafes**</li><li>• Immigrant center*</li><li>• Vertical development*</li><li>• ADA compliant</li><li>• Build vertical (but not as tall as Kakaako buildings)</li><li>• Shopping Malls</li><li>• Cleaner environment</li><li>• Community service</li></ul>	<ul style="list-style-type: none"><li>• "In the long-term pursue redevelopment of [the OCCC] site into a new mixed-use community that includes a new park, housing, and community services (e.g. medical care)."</li></ul> <p>(2011 KALIHI COMMUNITY SURVEY)</p> <ul style="list-style-type: none"><li>• "Youth, child care, senior and community centers and higher quality affordable housing were missing from the neighborhood."</li></ul>	<ul style="list-style-type: none"><li>• "We cherish the natural beauty of our mountains, valleys, streams, waterways, and waterfront, seeking to preserve and enhance their future."</li></ul>
<div>Keep cultural value</div> <div>restore it roads road way restoration</div> <div>Lo'i = Historical Value</div> <div>Kalo Park - funding</div> <div>pharmacy</div> <div>spa for mall</div> <div>grocery store</div> <div>Kapuna centers,</div> <div>Kapuna housing</div> <div>Kapuna health centers</div> <div>Shopping malls,</div> <div>Open markets</div> <div>Things that cater to elderly</div> <div>open markets</div> <div>Health clinic</div> <div>NOTE: Asterisks (**) represent the frequency of a specific issue/idea.</div>			

## Vision for Kalihi: Past, Present, Future

The matrix below summarizes the collective input received from the Vision Committee and the public kick-off meetings. It organizes all comments by theme and by notions of past, present, and future Kalihi. This matrix was presented to the Vision Committee at the Vision Workshop on October 22, 2016.

### INPUT MATRIX

	Infrastructure & Sidewalks	Housing	Open Space/Parks	Safety	Education	Community Pride & Culture	Needs & Assets	Economic Development
Past & Present	<ul style="list-style-type: none"> <li>• Poor*</li> <li>• Unattractive</li> <li>• Warehouses</li> <li>• Zoning Issues</li> <li>• Industrial*</li> <li>• Congested</li> <li>• Canneries</li> <li>• Needs improvements</li> <li>• Unmarked roads</li> <li>• Potholes***</li> <li>• Privatized roads</li> <li>• Flooding</li> <li>• Parking problems</li> <li>• Not enough sidewalks***</li> <li>• Poorly lit**</li> </ul>	<ul style="list-style-type: none"> <li>• Small lots</li> <li>• Dense*</li> <li>• Crowded</li> <li>• Old structures*</li> <li>• Low income</li> <li>• Mayor Wright</li> <li>• Unaffordable*</li> </ul>	<ul style="list-style-type: none"> <li>• Homeless</li> <li>• Family recreation areas</li> <li>• Little park access</li> <li>• Kamehameha Park</li> <li>• Loi Kalo Park</li> <li>• Kapalama Canal</li> </ul>	<ul style="list-style-type: none"> <li>• Crime</li> <li>• Drug use*</li> <li>• Homeless**</li> <li>• Palama Settlement</li> <li>• Violence</li> <li>• Racing on Auihi</li> </ul>	<ul style="list-style-type: none"> <li>• Blue collar</li> <li>• Social Services</li> <li>• Farrington High School</li> <li>• Difficult to access existing rec centers</li> </ul>	<ul style="list-style-type: none"> <li>• Nurturing</li> <li>• Cultural diversity</li> <li>• Tough</li> <li>• Camaraderie</li> <li>• Close-knit</li> <li>• Hardworking</li> <li>• Generous</li> <li>• Welcoming*</li> <li>• Language diversity</li> <li>• Ohana</li> <li>• Pride**</li> <li>• Leader builder</li> <li>• Poor</li> <li>• Alive</li> <li>• High energy</li> <li>• Humility</li> <li>• Immigrants**</li> <li>• Home</li> <li>• Understanding**</li> <li>• Local</li> <li>• Free</li> <li>• Respect</li> </ul>	<ul style="list-style-type: none"> <li>• Central</li> <li>• Accessible</li> <li>• High transit commitment</li> <li>• Emerging</li> <li>• Changing</li> <li>• Mom and Pop</li> <li>• Businesses</li> <li>• Natural Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Other options for OCCC**</li> <li>• Small businesses</li> <li>• Entrepreneurs</li> </ul>

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



## INPUT MATRIX

	Infrastructure & Sidewalks	Housing	Open Space/Parks	Safety	Education	Community Pride & Culture	Needs & Assets	Economic Development
Future	<ul style="list-style-type: none"> <li>• Bike path/sharing</li> <li>• Better drainage (residential &amp; business)</li> <li>• Inspiration from Pearl District, Portland</li> <li>• Road restorations</li> <li>• Transit</li> <li>• Waterfront Connections</li> <li>• Integrated transit/bike/pedestrian facilities</li> <li>• Streets need to be clean, attractive, safe</li> <li>• OCCC Relocated*</li> <li>• Complete streets</li> <li>• Improved public restrooms</li> <li>• Cleaner canal</li> <li>• Opportunities for small business</li> <li>• Accessibility (smooth traffic flow)</li> <li>• Connectivity</li> <li>• Not segregated (like Mayor Wright)</li> <li>• Road restorations</li> <li>• Wider sidewalks*</li> <li>• Smoother, flatter roads</li> <li>• Better street lighting***</li> <li>• Transformational improvements</li> <li>• Who's responsible for fixing Kalihi's roads?</li> </ul>	<ul style="list-style-type: none"> <li>• Workforce housing*</li> <li>• Mid-rise</li> <li>• Not another Kakaako/Kuhio Park Terrace</li> <li>• Greenspace</li> <li>• Walkable</li> <li>• Mix-use**</li> <li>• Adult day care</li> <li>• Child care</li> <li>• Flexible, realistic plans</li> <li>• Family housing (not studio spaces)*</li> <li>• Develop OCCC site</li> <li>• Co-working/Co-living spaces*</li> <li>• Roof top gardens</li> <li>• Ground floor community areas*</li> <li>• Complete neighborhood</li> <li>• Secure areas/perimeters</li> <li>• Partnerships for maintenance</li> <li>• No gentrification**</li> <li>• Multi-generational</li> <li>• Mix housing</li> <li>• Affordability*</li> <li>• More homeless shelters***</li> <li>• Housing is a state-wide problem, not a Kalihi-specific problem</li> <li>• Nicer housing, better homes***</li> <li>• Less housing</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance plan*</li> <li>• More lighting in parks</li> <li>• Greenspace built into housing areas</li> <li>• More parks</li> <li>• Sports fields</li> <li>• Family-friendly spaces</li> <li>• Keep homeless from taking over</li> <li>• Fewer skate parks</li> <li>• Lo'i Kalo Park funding</li> <li>• Skate Park</li> <li>• Gathering Places</li> <li>• Recreational areas</li> <li>• Park improvements</li> <li>• Trees*</li> <li>• Green space*</li> <li>• Swimming pools</li> <li>• Playgrounds</li> <li>• More parks</li> <li>• Basketball courts</li> <li>• Rugby field</li> <li>• Recreation centers</li> <li>• Centers for teens</li> <li>• More and better parks*</li> </ul>	<ul style="list-style-type: none"> <li>• Students walking to school</li> <li>• Security for housing</li> <li>• Proactive community*</li> <li>• Better lighting*</li> <li>• Better police enforcement***</li> <li>• Regulate public access areas</li> <li>• Improve pedestrian routes/access</li> <li>• Speed bumps</li> <li>• Car focused**</li> <li>• Streets are clean, attractive, safe</li> <li>• Well-lit***</li> <li>• More neighborhood watch*</li> </ul>	<ul style="list-style-type: none"> <li>• MA'O Organic Farms</li> <li>• 808 Urban</li> <li>• Council of Students</li> <li>• Meeting space/community center**</li> <li>• Rec. Centers with cultural connection**</li> <li>• More collaboration between teachers and social services</li> <li>• Resources for higher education</li> <li>• Spaces for AFY</li> <li>• KVIBES</li> <li>• Programs to connect kids with businesses</li> <li>• Thoroughfares</li> <li>• More family involvement</li> <li>• Student attachment to school &amp; community</li> <li>• Farrington High School improvements</li> <li>• Redevelop HCC (work-live complex)</li> <li>• Urban school</li> <li>• Indoor Schools*</li> <li>• Mixed income</li> <li>• Community involvement processes that allow people to learn about how they can get involved</li> <li>• Resources of leadership development</li> <li>• "AC in my classroom"</li> </ul>	<ul style="list-style-type: none"> <li>• Support existing small businesses*</li> <li>• No 'cookie-cutter' franchises</li> <li>• Retain visual cues of Kalihi/Hawaii</li> <li>• Respect Past</li> <li>• Look to the future</li> <li>• Ethnic parades</li> <li>• More cultural celebrations</li> <li>• Build on 'I love Kalihi'</li> <li>• Preference for businesses dislocated</li> <li>• State should implement Container tax for fairness</li> <li>• Sustain cultural value</li> <li>• Special Events</li> <li>• Retain culture with development</li> <li>• Something iconic, architecturally impressive, a 'wow' factor (not something incrementally beneficial)</li> <li>• Multi-cultural, inter-generational</li> <li>• Community coming together, working together**</li> <li>• "Attract people to come there so we don't look like were straight ghetto"</li> </ul>	<ul style="list-style-type: none"> <li>• Pharmacy</li> <li>• Spa for mall</li> <li>• Grocery stores</li> <li>• Kupuna centers/resources*</li> <li>• Health clinic</li> <li>• Open markets</li> <li>• Interconnected (education, businesses, etc.)</li> <li>• Not stand-alones</li> <li>• Opportunity</li> <li>• Economic benefits</li> <li>• Climate Change action</li> <li>• Change in land use/density</li> <li>• Cafes**</li> <li>• Immigrant center*</li> <li>• Vertical development*</li> <li>• ADA compliant</li> <li>• Shopping Malls</li> <li>• Cleaner environment</li> <li>• Community service</li> <li>• Clean up the streets*****</li> <li>• More recreational centers/sports facilities****</li> <li>• Better playgrounds*****</li> </ul>	<ul style="list-style-type: none"> <li>• Keep industrial character/use**</li> <li>• Job center</li> <li>• High transit accessibility</li> <li>• Mix business uses</li> <li>• Residential use difficult</li> <li>• Reasonably priced leases for small business owners*</li> <li>• Association (like SIBA) for financing**</li> <li>• Job Corps (training &amp; hiring workshops)*</li> <li>• Balanced approach** (profit vs. needs)</li> <li>• Elevate, prioritize, &amp; involve residents*</li> <li>• Live above business*</li> <li>• Mix-use (live/work/play)**</li> <li>• Leverage Chamber of Commerce</li> <li>• Reestablish City facilities (e.g. offices, parking, access to services)</li> <li>• Need a clear plan from the State in order to secure private sector development and to support business opportunities</li> <li>• Clear incentives for investors/property owners</li> <li>• Leverage OCCC as a bargaining tool</li> <li>• Be cognizant of financing opportunities/strategies</li> </ul>

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

## Vision for Kalihi

The matrix below summarizes the collective input received at various stages of vision development and organizes comments by meeting date. This input is the basis for the first draft of the Vision Concept, which was presented to the Vision Committee on November 1, 2016 and the community on November 15, 2016.

### INPUT MATRIX

	Infrastructure	Housing	Sidewalks	Open Space/Parks	Safety	Education	Community Pride & Culture	Other Needs	Assets	Economic Development
Vision Committee Kick-Off Meeting (Aug. 8)	<ul style="list-style-type: none"><li>• Poor</li><li>• Unattractive</li><li>• Warehouses</li><li>• Zoning Issues</li><li>• Industrial</li><li>• Problems</li><li>• Congested</li><li>• Privatized roads</li><li>• Canneries</li><li>• Needs improvements</li><li>• Complete streets</li></ul>	<ul style="list-style-type: none"><li>• Small lots</li><li>• Dense</li><li>• Crowded</li><li>• Old structures</li><li>• Low income</li><li>• Mayor Wright</li><li>• Multi-generational</li><li>• Mix use</li><li>• Mix housing</li><li>• No gentrification</li><li>• Affordability</li></ul>	<ul style="list-style-type: none"><li>• Potholes</li><li>• Privatized roads</li><li>• Flooding</li><li>• Parking problems</li><li>• Not enough</li></ul>	<ul style="list-style-type: none"><li>• Homeless</li><li>• Family recreation areas</li></ul>	<ul style="list-style-type: none"><li>• Crime</li><li>• Drug use</li><li>• Homeless</li><li>• Palama Settlement</li></ul>	<ul style="list-style-type: none"><li>• Blue collar</li><li>• Social Services</li><li>• Mixed income</li><li>• Farrington High School</li></ul>	<ul style="list-style-type: none"><li>• Nurturing</li><li>• Cultural diversity</li><li>• Tough</li><li>• Camaraderie</li><li>• Close-knit</li><li>• Hardworking</li><li>• Generous</li><li>• Welcoming*</li><li>• Language diversity</li><li>• High immigration</li><li>• Ohana</li><li>• Pride</li><li>• Leader builder</li><li>• Poor</li><li>• Alive</li><li>• High energy</li><li>• Humility</li><li>• Immigrants</li></ul>	<ul style="list-style-type: none"><li>• Opportunity</li><li>• Economic benefits</li><li>• Climate Change action</li><li>• Senior accommodations</li><li>• Resistance to change</li><li>• Change in land use/density</li></ul>	<ul style="list-style-type: none"><li>• Central</li><li>• Accessible</li><li>• High transit commitment</li><li>• Emerging</li><li>• Changing</li><li>• Mom-and-Pop</li><li>• Businesses</li></ul>	
Community Kick-Off Meeting (Sept. 13 + Wish Cards)	<ul style="list-style-type: none"><li>• Poor</li><li>• Unmarked roads</li><li>• Needs improvements</li><li>• Relocate OCCC*</li><li>• Unattractive</li><li>• Industrial</li><li>• Bike Sharing</li><li>• Bike Path</li><li>• Better Drainage</li><li>• Transit</li><li>• Waterfront Connections</li><li>• Integrate transit/bike/pedestrian facilities</li><li>• Streets need to be clean, attractive, safe, well-lit**</li></ul>	<ul style="list-style-type: none"><li>• Unaffordable*</li><li>• Old</li><li>• Dense</li><li>• Mix use</li><li>• No gentrification*</li><li>• Affordable Rentals</li><li>• Homelessness solutions</li></ul>	<ul style="list-style-type: none"><li>• Not enough**</li><li>• Poorly lit**</li><li>• Need to be wider*</li><li>• Potholes *</li></ul>	<ul style="list-style-type: none"><li>• Little park access</li><li>• Kamehameha Park</li><li>• Loi Kalo Park</li><li>• Kapalama Canal</li><li>• Skate Park</li><li>• Gathering Place</li><li>• Recreational areas</li><li>• Park improvements</li><li>• Trees*</li><li>• Green space*</li></ul>	<ul style="list-style-type: none"><li>• No speed bumps</li><li>• Homeless</li><li>• More light</li><li>• Racing on Auiki Street</li><li>• Car focused**</li><li>• Streets are clean, attractive, safe, well-lit**</li></ul>	<ul style="list-style-type: none"><li>• Social services</li><li>• Farrington High School needs improvements</li><li>• Redevelop HCC (work-live complex)</li><li>• Urban school</li></ul>	<ul style="list-style-type: none"><li>• Immigrants</li><li>• Pride</li><li>• Diversity</li><li>• Special Events</li><li>• Retain culture with development</li></ul>	<ul style="list-style-type: none"><li>• Cafes**</li><li>• Immigrant center*</li><li>• Vertical development*</li><li>• ADA compliant</li><li>• Build vertical (but not as tall as Kakaako buildings)</li></ul>		
Adult Friends for Youth (Wish Cards)	<ul style="list-style-type: none"><li>• Street Improvements</li><li>• Improve public restrooms</li><li>• Cleaner rivers (canal)</li></ul>	<ul style="list-style-type: none"><li>• Reduce costs</li><li>• More homeless shelters***</li></ul>	<ul style="list-style-type: none"><li>• Repair potholes</li><li>• Smoother, flatter roads</li><li>• Needs better lighting</li></ul>	<ul style="list-style-type: none"><li>• Swimming pools</li><li>• Playgrounds</li><li>• More parks</li><li>• Basketball courts</li><li>• Rugby field</li><li>• Recreation centers</li><li>• Centers for teens</li></ul>	<ul style="list-style-type: none"><li>• Better lighting</li><li>• Violence</li><li>• Drug use</li><li>• Homeless</li></ul>	<ul style="list-style-type: none"><li>• Indoor Schools</li></ul>	<ul style="list-style-type: none"><li>• Proud**</li><li>• Home</li><li>• Understanding**</li><li>• Local</li><li>• Free</li><li>• Respect</li></ul>	<ul style="list-style-type: none"><li>• Shopping Malls</li><li>• Cleaner environment</li><li>• Community service</li></ul>		

## INPUT MATRIX

	Infrastructure	Housing	Sidewalks	Open Space/Parks	Safety	Education	Community Pride & Culture	Other Needs	Assets	Economic Development
Vision Committee Workshop (Oct. 22)	<ul style="list-style-type: none"> <li>Improvements</li> <li>Opportunities for small business</li> <li>Accessibility (smooth traffic flow)</li> <li>Connectivity</li> <li>Not segregated (like Mayor Wright)</li> <li>Bike path/sharing</li> <li>Better drainage (residential &amp; business)</li> <li>Inspiration from Pearl District, Portland</li> <li>Road restorations</li> </ul>	<ul style="list-style-type: none"> <li>Workforce housing*</li> <li>Mid-rise</li> <li>Not another Kakaako/Kuhio Park Terrace</li> <li>Greenspace</li> <li>Walkable</li> <li>Mix-use*</li> <li>Adult day care</li> <li>Child care</li> <li>Flexible, realistic plans</li> <li>Family housing (not studio spaces)*</li> <li>Develop OCCC site</li> <li>Co-working/Co-living spaces*</li> <li>Roof-top gardens</li> <li>Ground floor community areas*</li> <li>Complete neighborhood</li> <li>Secure areas/perimeters</li> <li>Partnerships for maintenance</li> </ul>		<ul style="list-style-type: none"> <li>Maintenance plan*</li> <li>More lighting in parks</li> <li>Greenspace built into housing areas</li> <li>More parks</li> <li>Sports fields</li> <li>Family-friendly spaces</li> <li>Keep homeless from taking over</li> <li>Fewer skate parks</li> <li>Lo'i Kalo Park funding</li> </ul>	<ul style="list-style-type: none"> <li>Students walking to school</li> <li>Security for housing</li> <li>Proactive community*</li> <li>Better lighting*</li> <li>Better police enforcement**</li> <li>Regulate public access areas</li> <li>Improve pedestrian routes/access</li> </ul>	<ul style="list-style-type: none"> <li>MA'O Organic Farms</li> <li>808 Urban</li> <li>Council of Students</li> <li>Meeting space/community center**</li> <li>Rec. Centers with cultural connection**</li> <li>Difficult to access existing rec centers</li> <li>More collaboration between teachers and social services</li> <li>Indoor schools</li> <li>Resources for higher education</li> <li>Spaces for AFY</li> <li>KVIBES</li> <li>Programs to connect kids with businesses</li> <li>Thoroughfares</li> <li>More family involvement</li> <li>Student attachment to school &amp; community</li> </ul>	<ul style="list-style-type: none"> <li>Support existing small businesses*</li> <li>No 'cookie-cutter' franchises</li> <li>Retain visual cues of Kalihi/Hawaii</li> <li>Respect Past</li> <li>Look to the future</li> <li>Ethnic parades</li> <li>More cultural celebrations</li> <li>Build on 'I love Kalihi'</li> <li>Preference for businesses dislocated</li> <li>State should implement Container tax for fairness</li> <li>Sustain cultural value</li> </ul>	<ul style="list-style-type: none"> <li>Pharmacy</li> <li>Spa for mall</li> <li>Grocery store</li> <li>Kupuna centers/resources</li> <li>Health clinic</li> <li>Open markets</li> </ul>	<ul style="list-style-type: none"> <li>Natural Resources</li> <li>Interconnected (education, businesses, etc.)</li> <li>Not stand-alones</li> </ul>	<ul style="list-style-type: none"> <li>Keep industrial character/use**</li> <li>Job center</li> <li>High transit accessibility</li> <li>Mix business uses</li> <li>Residential use difficult</li> <li>Reasonably priced leases for small business owners*</li> <li>Association (like SIBA) for financing**</li> <li>Job Corps (training &amp; hiring workshops)*</li> <li>Balanced approach** (profit vs. needs)</li> <li>Elevate, prioritize, &amp; involve residents*</li> <li>Live above business*</li> <li>Mix-use (live/work/play)**</li> <li>Other options for OCCC**</li> <li>Leverage Chamber of Commerce</li> <li>Reestablish City facilities (e.g. offices, parking, access to services)</li> </ul>
Vision Committee Meeting (Nov. 1)	<ul style="list-style-type: none"> <li>Transformational improvements</li> </ul>	<ul style="list-style-type: none"> <li>Housing is a state-wide problem, not a Kalihi-specific problem</li> </ul>					<ul style="list-style-type: none"> <li>Something iconic, architecturally impressive, a 'wow' factor (not something incrementally beneficial)</li> <li>Multi-cultural, inter-generational</li> </ul>			<ul style="list-style-type: none"> <li>Need a clear plan from the State in order to secure private sector development and to support business opportunities</li> <li>Clear incentives for investors/property owners</li> </ul>
Community Meeting (Nov. 15)			<ul style="list-style-type: none"> <li>Who's responsible for fixing Kalihi's roads?</li> </ul>			<ul style="list-style-type: none"> <li>Community involvement processes that allow people to learn about how they can get involved</li> <li>Resources of leadership development</li> </ul>		<ul style="list-style-type: none"> <li>Immigrant services</li> </ul>		<ul style="list-style-type: none"> <li>Leverage OCCC as a bargaining tool</li> <li>Be cognizant of financing opportunities/strategies</li> </ul>
Adult Friends for Youth (Input cards received Nov. 28)		<ul style="list-style-type: none"> <li>Nicer housing, better homes***</li> <li>Less housing</li> </ul>		<ul style="list-style-type: none"> <li>More and better parks*</li> </ul>	<ul style="list-style-type: none"> <li>More neighborhood watch*</li> </ul>	<ul style="list-style-type: none"> <li>"AC in my classroom"</li> </ul>	<ul style="list-style-type: none"> <li>Community coming together, working together**</li> <li>"Attract people to come there so we don't look like were straight ghetto"</li> </ul>	<ul style="list-style-type: none"> <li>Clean up the streets*****</li> <li>More recreational centers/sports facilities****</li> <li>Better playgrounds*****</li> </ul>		

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



## Online Outreach

The first draft of the Vision Concept was posted on the project website on November 3, 2016, along with an input form that allowed for further input and revisions from the public.

## 21st Century Kalihi

Aloha!

The top priorities for the 21st Century Initiative focus on Economic Development and Housing for the support and betterment of Kalihi's current and future generations. It supports innovation and capacity-building, and takes a balanced approach in creating jobs and providing housing so the people who live in the area can continue to live and work in Kalihi and future generations can be elevated. Mixed-income and mixed-housing types would be provided, including affordable, workforce, low-income, and kupuna housing as well as market-rate and larger 2-3-bedroom units to support families and multiple generations. The mixed-use neighborhood that is envisioned would provide safe and convenient access to goods and services, including restaurants, child and kupuna care facilities, small grocery stores and pharmacies, and health/medical clinics. Mom and pop stores would thrive and gentrification would be mitigated.

Additionally, VC members expressed aspirations for a future Kalihi that is not only iconic and outstanding, but one that memorializes the historic and cultural sense of place, and honors the intergenerational and multicultural community that resides, works and recreates in the region. Equally important, the VC expressed a need to incentivize investment in the area, support and encourage educational and workforce development opportunities, and coordinate strategic, large-scale improvements to the area's infrastructure and transit systems.

For updates and a broad description of this initiative, please visit:

Website: <http://planning.hawaii.gov/spb/kalihi-21st-century-transformation>  
 Facebook: <https://www.facebook.com/OfficeofPlanning.Hlgov>  
 Twitter: <https://twitter.com/PlanningHlgov>

Mahalo nui!

### Your message

Your answer

If you'd like to be added to our mailing list, please provide your email:

Your answer

**SUBMIT**

Never submit passwords through Google Forms.

Responses cannot be edited

## 21st Century Kalihi

Aloha!  
With the possible relocation of the Oahu Community Correctional Center (OCCC), Governor Ige is seeking a renaissance for Kalihi. We aspire to bring the community together to discuss Kalihi's future, beginning with a series of visioning workshops hosted by the Office of Planning. We invite you to help us initiate the conversation around 21st Century Kalihi...

For updates and a broad description of this initiative, please visit:

Website: <http://planning.hawaii.gov/spb/kalihi-21st-century-transformation>  
Facebook: <https://www.facebook.com/OfficeofPlanning.Hlgov>  
Twitter: <https://twitter.com/PlanningHlgov>

Mahalo nui!

### What is your WISH for Kalihi in your great-grandchildren's time?

To wish they remember the people of Kalihi that have been there generations before them.

We want to hear your ideas! If you'd like to be added to our mailing list, please provide your email:

This content is neither created nor endorsed by Google.

Google Forms

## Additional Input

In November, Adult Friends for Youth set up a booth at the Towers of Kuhio Park Family Day and collected input from the community. Their input was mailed in and received on November 28, 2016.

- "People be nice"
- "More neighborhood walks"
- "Clean up"
- "Make bigger playgrounds"
- "To nice to each other"
- "I want to see a new playground"
- "Picking up trash"
- "More affordable housing"
- "Build more gyms for all sports"
- "More rec centers"
- "Less housings"
- "More camps (sport camps)"
- "Better homes"
- "More and better parks"
- "A better and safer community"

HOW WOULD YOU CHANGE  
KALIHI?

people be  
nice

HOW WOULD YOU CHANGE  
KALIHI?

more  
Neighborhood  
walks

HOW WOULD YOU CHANGE  
KALIHI?

clean up

HOW WOULD YOU CHANGE  
KALIHI?

Make  
bigger  
playgrounds

HOW WOULD YOU CHANGE  
KALIHI?

To nice to each  
other. Love each  
other.

HOW WOULD YOU CHANGE  
KALIHI?

I want to see  
a new playground

HOW WOULD YOU CHANGE  
KALIHI?

Picking up  
trash.

HOW WOULD YOU CHANGE  
KALIHI?

More  
affordable  
housing

HOW WOULD YOU CHANGE  
KALIHI?

IF I EVER MAKE IT BIG,  
I WOULD ...

- BUILD MORE GYM'S FOR ALL SPORT (THAT'S PLAYED IN GYM'S)
- MORE RECENTER(S)
- LESS HOUSINGS
- MORE CAMPS (SPORT CAMPS)
- BETTER HOMES
- MORE & BETTER PARKS
- LASTLY, A BETTER & SAFER COMMUNITY.



<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>Make It move Nicer</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>Cleaning up.</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>AC in My classroom</p>
---	---	---

- "Make it move nicer"
- "Cleaning up"
- "AC in my classroom"
- "By braking it and built it again"
- "By having a clean up crew"
- "Attract people to come there so we don't look like were straight ghetto"
- "To make a big world"
- "I would clean up all the trash"
- "More neighborhood watch"

<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>By Braking it and Build it again</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>By having a Clean up crew</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>Attract people to come there so we don't look like were straigh getto.</p>
---	--	---

<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>to make a big world</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>I would clean up all the trash</p>	<p>HOW WOULD YOU CHANGE KALIHI?</p> <p>More Neighborhood watch</p>
--	---	--

- "I would take out all the community"
- "Nicer house"
- "A better place"
- "Have more State workers"
- "A place for the whole community to come as one!"
- "I would make community patrol"
- "Make everything look rich"
- "Clean up trash"
- "Add more parks"
- "Make something to attract a lot of people"

HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?
I would take out all the community.	-nicer house	A better place

HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?
• have more state workers	A place for the whole Community to Come As One!	-I would make community patrol - Make everything look rich

HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?	HOW WOULD YOU CHANGE KALIHI?
clean up trash	Add more Parks	make something to attract a lot of people

HOW WOULD YOU CHANGE  
KALIHI?

• Clean up the streets  
•

HOW WOULD YOU CHANGE  
KALIHI?

• Activities

HOW WOULD YOU CHANGE  
KALIHI?

- In every corner  
of each block,  
theres a hangout  
place that has mini  
games in it, such  
as a pool table, and  
is open to everybody  
Regardless of age

HOW WOULD YOU CHANGE  
KALIHI?

by picking  
up trash

HOW WOULD YOU CHANGE  
KALIHI?

~~to~~  
PLAY  
GROUND

HOW WOULD YOU CHANGE  
KALIHI?

COME  
AS  
ONE  
96819

HOW WOULD YOU CHANGE  
KALIHI?

More activities  
for kids to  
be busy with.

HOW WOULD YOU CHANGE  
KALIHI?

nice play  
ground

HOW WOULD YOU CHANGE  
KALIHI?

Cleaning up

- "Clean up the streets"
- "Activities"
- "In every corner of each block, theres a hangout place that has mini games in it, such as a pool table, and is open to everybody regardless of age"
- "By picking up trash"
- "Playground"
- "Come as one 96819"
- "More activities for kids to be busy with"
- "Nice playground"
- "Cleaning up"



- “Biger playground”
- “To git a big playground”

HOW WOULD YOU CHANGE  
KALIH?

biger play  
round

HOW WOULD YOU CHANGE  
KALIH?

to git a  
big play



## Comments/Questions for the Draft Report

The Draft Report was shared with members of the VC on December 12, 2016. Their feedback, comments, and questions were submitted via email on or before December 23, 2016, and subsequently addressed in revisions of the draft.



## 21<sup>st</sup> Century Kalihi – Transformation Initiative Comments/Questions – Helping Hands Hawaii

### General Comments/Feedback

- While there have been numerous community meetings held to gather feedback, and online/web-based opportunities to provide feedback have been provided as well, much of the long-time residents of Kalihi will most likely not be comfortable giving feedback using those mechanisms. The consultants working on this plan should look at how to increase feedback from individual residents and small business owners in terms of:
  - Their communication styles/methods of communication (which may differ from those of the consultants)
  - Language access - is community input being sought in linguistically appropriate ways – are interpreters being used, written translations of printed material being provided, etc. In many cases individuals where English is their second language, may not feel comfortable giving feedback in English – so then will not give any comments at all. This is a particularly important consideration in Kalihi with a high percentage of immigrant households with Limited English Proficient (LEP) individuals.
  - Places they feel comfortable giving input – not everyone will attend community listening sessions or go online – but perhaps they would go to their church if invited by their Pastor, and give input in that setting.
  - Not only must culture be considered in the planning, but culture must be considered in the seeking of input (which can include considerations such as gender roles in specific cultures and how that impacts who speaks, how “loud” they speak, and how often they speak).
- Kalihi is already very densely populated – with the projection of adding somewhere north of 7000 more living units to the entire re-design of the community, and add into the mix the redevelopment of OCCC – a primary focus needs to be on:
  - Sewers, Water, Electrical/power grids – not only in terms of usage moving forward, but impact on those systems while the work is being done – i.e. as a close neighbor to OCCC, how often will Helping Hands Hawaii (HHH) experience electrical outages, sewer and water challenges, etc. – inevitably, with most major large scale construction and development efforts, those things occur. Are the State and County prepared from a financial standpoint to compensate affected neighboring property owners such as HHH, if damage is incurred as a direct result of the work being done?
    - We are glad to see future usage/impact referenced in the DRAFT as a significant consideration, and just urge that impact on those same systems during construction and development also be included in the planning process.
  - Schools – Coordination with the DOE as indicated in the DRAFT is critical – the influx of that many more potential students will need to be managed to not affect their ability to learn and go to school in their own community.
  - Kalihi is one of the most densely populated lowest income communities in the State, with the highest concentration of low-income public housing projects. We are glad to see in the DRAFT, the intent to look at rentals available to the continuum of income levels – everything from 30% of AMI (HUD, public housing, etc.) to 120% of AMI. The community needs the range – if the people who can afford 120% of AMI based rentals

don’t have those units, they will be competing in the same rental market as those in the lower brackets. Bringing in a better mix of rental rate units will also mean paying attention to the impact that will have on the nature of the community in and around OCCC and the redevelopment areas – i.e. you will have higher income levels than currently exist, moving into communities living in lower income brackets.

- The picture on Page 16 showing one potential for what a redeveloped OCCC would look like, doesn’t seem to indicate affordable and looks more like what would be going up in Kakaako, which is quickly becoming not a place where the range of income levels can afford to live or do business.
- Multiple references to “elevating” Kalihi – What does that mean? It seems to indicate a de-valuing of what exists in Kalihi now, and that the community needs “elevating” in order to be better for the future – We would recommend you cautiously use that language, as it could imply to those who have lived and worked here, some for generations, that you are saying Kalihi is not good as is which could indicate a judgment about those who think it is.
  - This goes to the larger and probably more significant question about this project overall – there is not, even with the community, a “unified” vision about the future of Kalihi – How do you reconcile residents, business owners, land owners, government entities, etc., all who may have different opinions about what the future of Kalihi should look like? Whose “vision” wins out?

### Specific Comments

- As our initial thoughts, we think what makes the most sense if doable from every other aspect that impacts the redevelopment of OCC, is to create a site that includes:
  - Rentals for 60% of AMI to 100% of AMI
  - Space for community services and supports to be used by community organizations who can assist with basic needs such as healthcare, income stabilization, economic/job opportunities/training, family support, cultural activities and gathering places, after-school at-risk youth preventative activities, emergency and crisis services, etc.
  - Satellite offices for the most high need/frequently requested and used State and County services
- The plan indicates the intent to include existing “mom and pop” shops in the redevelopment and ensure that they can continue to remain and do business in Kalihi. What is unclear is what is the cost for them to participate in the redevelopment. Meaning, if the place their shop is currently housed in, needs to be renovated as a part of the redevelopment – is there a financial plan to compensate impacted business owners/shop owners for the cost of being out of business for that period of time?
- “Flexible and realistic” housing – It’s good that this is in there – maybe add some additional specifics about what you mean by that – when we read that, we are thinking about things like zoning, working with the union on “job” rates for workforce housing, expediting permitting where possible, addressing necessary costs such as EIS completion, working with the major landowners to look at cost for land and how that can be mitigated in terms of impact on developers of housing/rentals (which is a long-term Return On Investment that most

developers will not be willing to take on without some guarantees on the back end and/or without an understanding of the big picture and how their risk will benefit the community as a whole).

- On page 28, there is a comment about *“(i.e. large parcels of low-rise warehouses, primarily surrounded by other hard surfaces) may be at odds with the proposed mixed-use, transit-oriented development.”*
  - What does that mean? Is there an underlying imminent domain tone? If so, we would have serious concerns about the impact that will have on Community.
- Also on Page 28: *“Although large-scale re-use of the site may be ideal, the fragmented ownership of smaller parcels surrounding the OCCC site will make lot consolidation challenging. Another potential challenge lies in the poor condition of the area’s infrastructure, particularly its sewer and drainage systems. Most of the site is also in need of pedestrian improvements, including repairs related to sidewalks, crosswalks, and street lighting. There are also several environmental hazards inherently tied to the site. The Ewa part of the OCCC site is within the 100-year flood plain (i.e. zones subject to a one percent annual flood). In addition to the inherent development risks of known flooding issues, flood insurance rates may rise substantially in the next few decades. Due to the industrial nature of the site, the undetermined presence of hazardous materials may pose legitimate health and safety concerns and add time and cost to redevelopment. However, there are Federal and State grants that fund brownfield remediation. Initial modeling suggests that three feet of sea-level rise could inundate areas makai of Nimitz Highway, including the OCCC site, if no protection measures are put in place (2014 Kalihi Neighborhood TOD Plan). Further site-specific analysis will be required in any event.”*
  - As a close neighboring land owner, is the State or City already aware of the presence of hazardous materials? Or if it is undetermined, when that analysis is undertaken, what is the communication going to be with the surrounding property owners such as HHH?
  - Are the potential funds for brownfield remediation also available to not only assist with the site at OCC, but all impacted areas/lots surrounding it?
- Page 36 – *“affordable housing promises likewise attempted to accommodate demand for housing among those defined by the state as low-income (80% AMI). Despite best efforts, the discrepancy between low-income population and low-income housing continues to grow (Grandinetti, 2015). The fears associated with increased development are not unique to Kaka’ako. How can gentrification be controlled in a 21st Century Kalihi? As the Governor said, by working with the community. This task is not a simple one.”*
  - Is there something from the policy, Administrative Rule or statutory standpoint that can be looked at to address enforcement of established guidelines around development obligations/promises tied to development of initially slated affordable rentals?
- Kalihi Palama Health Center (KPHC) is specifically referenced in the larger Kalihi planning going on. Specific to OCCC, we request that you continue to keep in mind Helping Hands Hawaii (HHH) not only in terms of direct impact on any redevelopment, but also future partnership should space in a redeveloped OCCC be made available to community serving entities. We also request that you continue to remember the direct impact any redevelopment

of OCCC will have on our facility/organization given our location. We would also recommend communicating, if you have not done so already, directly with other neighboring owners including Ohana Storage, ATLAS, Continental Mechanical, and the gas station ownership at the end of Puuhale Place.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 850 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
 PHONE: (808) 768-8000 • FAX: (808) 768-6041  
 DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
 MAYOR



ARTHUR D. CHALLACOMBE  
 ACTING DIRECTOR  
 KATHY K. SOKUGAWA  
 ACTING DEPUTY DIRECTOR



December 19, 2016

Mr. Leo R. Asuncion, Jr., AICP  
 Director  
 Office of Planning  
 State of Hawaii  
 P.O. Box 2359  
 Honolulu, Hawaii 96804

Dear Director Asuncion:

SUBJECT: 21<sup>st</sup> Century Kalihi - Draft Vision Report

We appreciate the opportunity to participate in this project, and we commend the State for developing an inclusive process for developing a vision statement for Kalihi.

We are gratified that your process took serious consideration of the visioning and planning work that the City has done in Kalihi recently, and that your draft vision statement confirms our work. Our comments on the draft Report are as follows:

- Overall, the focus needs to be clearer: Is it on all of Kalihi or primarily the Oahu Community Correctional Center (OCCC) site? Certain sections appear to be addressing the neighborhood; other parts appear to be addressing the site. Is the report developing a vision for Kalihi that would be catalyzed by what happens at the site or is it a vision for the site?
- It should be noted either in the report or in the transmittal letter to the Legislature that developing a vision statement is challenging without knowing if the facility will be moving or not. While this was not the purpose of the report, there were mixed feelings about the future location of a new OCCC; some were able to work without knowing if the facility would be relocated and others would not participate if it would remain.
- The report could be a more "user-friendly" version online. For example, consider setting up the PDF so it doesn't appear on-screen as two facing pages, or print as two pages on one, which makes it small to read. It also prints on legal paper, which many folks don't have on home printers. Also, add page numbers.
- The "Vision Development" flow chart should be extended or another one added that describes what happens after the "Final Report" is completed.
- Section 1.2.2 "Planning Area" – per the draft Kalihi Neighborhood Transit-Oriented Development (TOD) Plan, replace the map with one showing the Plan's boundaries, not the half-mile circles.

Mr. Leo R. Asuncion, Jr., AICP  
 December 19, 2016  
 Page 2

- In the Section after "Vision Statement", Present-Day Priorities, under Economic Development, it says, "Develop industrial park." There should be more of a description of this concept as there already is a significant amount of land in the area that is zoned and used for industrial uses. Perhaps the issue is to maximize use of existing industrial land by developing multi-story industrial-commercial properties, which we support. Or is it to develop an industrial park on the OCCC site?
- In the same Section, we are not sure what is meant by, "Consolidate transit services into a one stop shop". The City already has an existing Middle Street transit center, which includes a major bus and handivan hub, and will soon have a rail station.
- In Section 2.2 "Related Plans", these are generally good summaries. Under the Kalihi Neighborhood TOD Plan, while it's dated 2014, it's still a draft, so this Report should note it is currently under review by Council for adoption. Also, you may want to drop references to completion dates for the stations.
- Section 2.3 "Adjacent Projects" is a good list of related projects with a paragraph about each and a location map, but not all of the projects are included in both the description and map. The Kapalama Canal project should be on the map. The Iwilei/Kapalama Infrastructure Master Plan is on the map, but should also be described on the list. Other projects to consider adding:

Keehi Homeless Shelter

The Department of Hawaiian Home Lands' Master planning for lands in Mapunapuna/Shafter Flats and City Square areas

- Under Section 3.6 "Summary of Infrastructure", "C. Sewer Wastewater", the statement about not exceeding growth allowed under current zoning appears to be taken from our Kalihi TOD Plan. However, the second part of the point is more important: Regardless of planned growth or growth already allowed under zoning, the existing wastewater system capacity is constrained. Under "E. Drainage", or as an umbrella infrastructure comment, it might be good to note that development of the OCCC site with the necessary prerequisite off-site support improvements can benefit the neighborhood and unlock development potential of the surrounding area.
- Under Section 4.1 "Adaptive Re-Use of Jails and Prison Sites", which mentions the vertical jail in Chicago, you may want to also mention the Federal prison adjacent to the Honolulu International Airport. It is not as transformative of the neighborhood given adjacent land ownership, but still a local example.

Again, we appreciate this opportunity to work collaboratively with the State and look forward to continued discussions. Should you have any questions, please contact Kathy Sokugawa at 768-8053 or Harrison Rue at 768-8294.

Very truly yours,

Arthur D. Challacombe  
 Acting Director

ADC:js

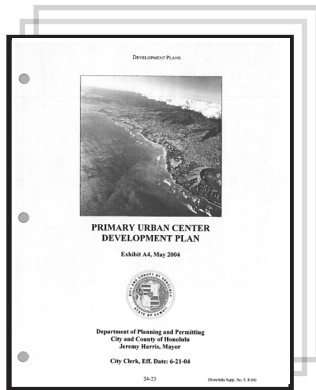


*(This page was intentionally left blank.)*

# ***Appendix B***

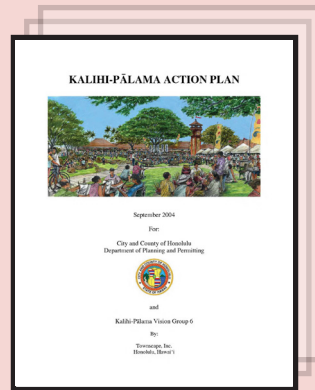
## **Related Plans**

## KALIHI-PALAMA ACTION PLAN (2004)



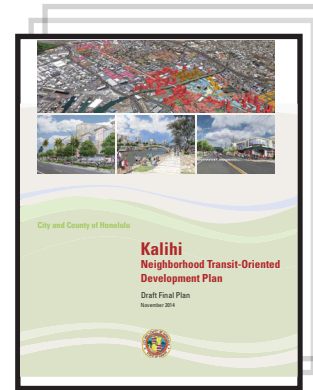
### Primary Urban Center Development Plan (2004)

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



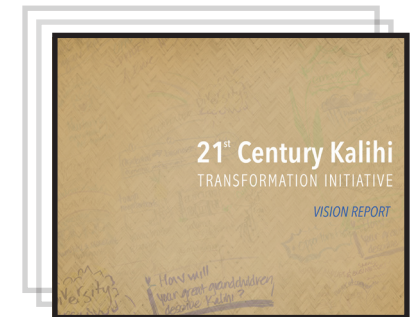
### Kalihi-Palama Action Plan (2004)

- 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.





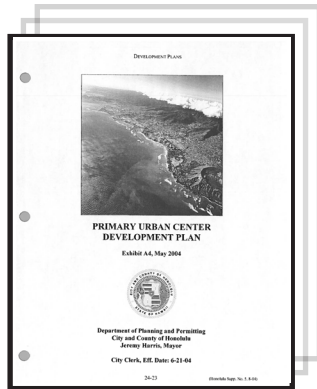
*Lively economic scene along King Street.*



***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.

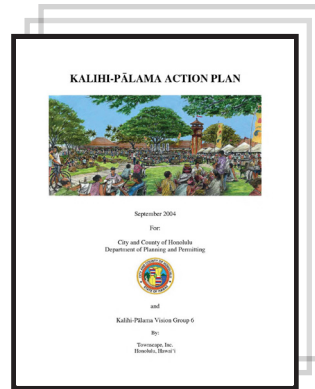


## KALIHI NEIGHBORHOOD TOD PLAN (2014)



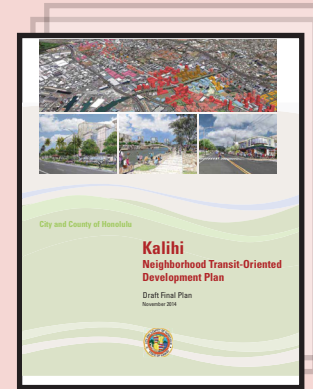
### Primary Urban Center Development Plan (2004)

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



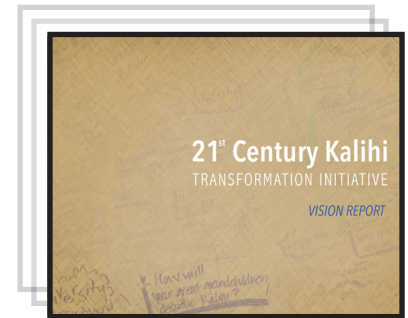
### Kalihi-Palama Action Plan (2004)

- 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 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**

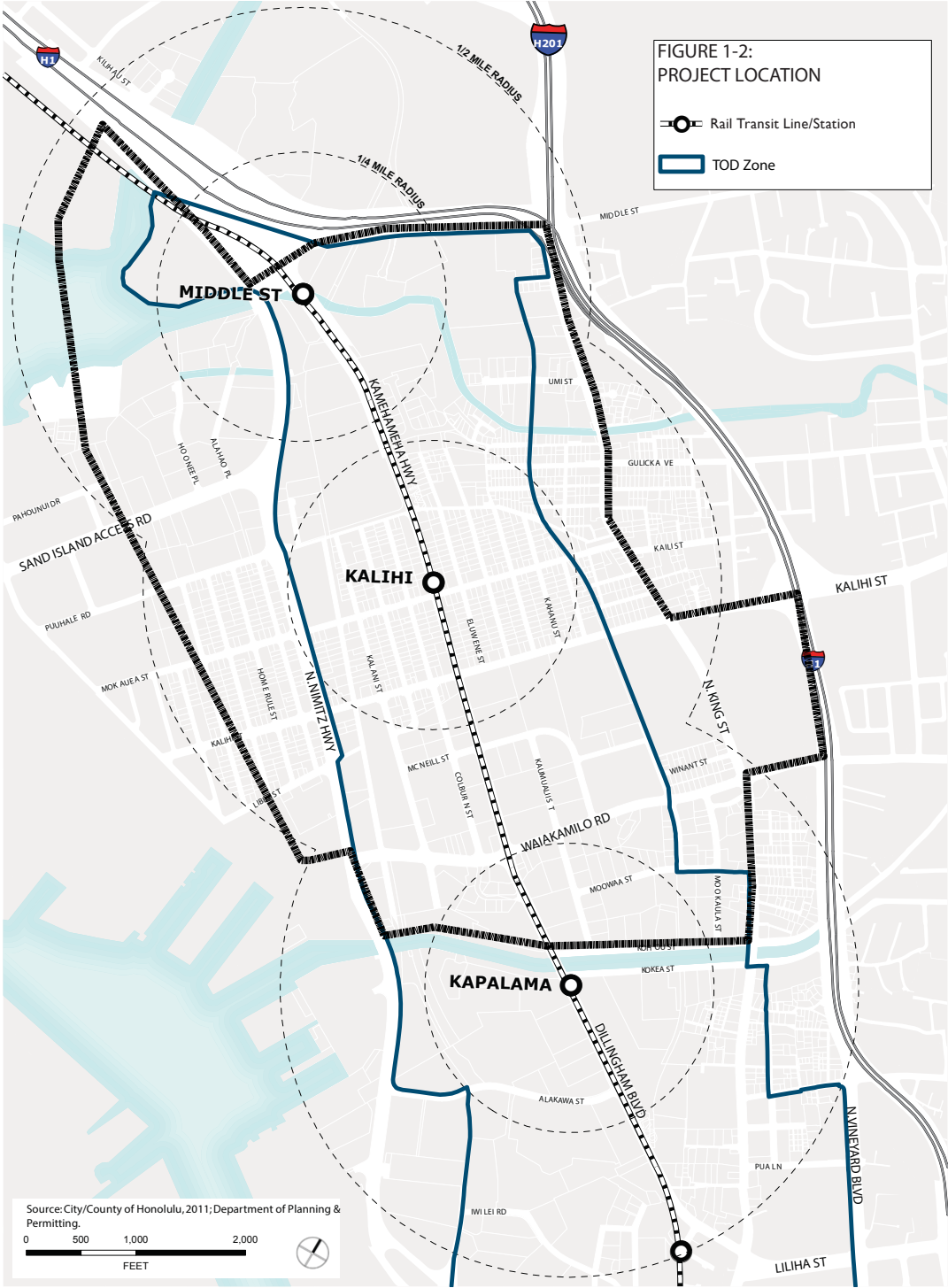
“New street connections should also be developed as part of the Oahu Community Correctional Center site, should the lity redevelop with a mix of uses.”  
(Section 3-14, Page 64)

“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:

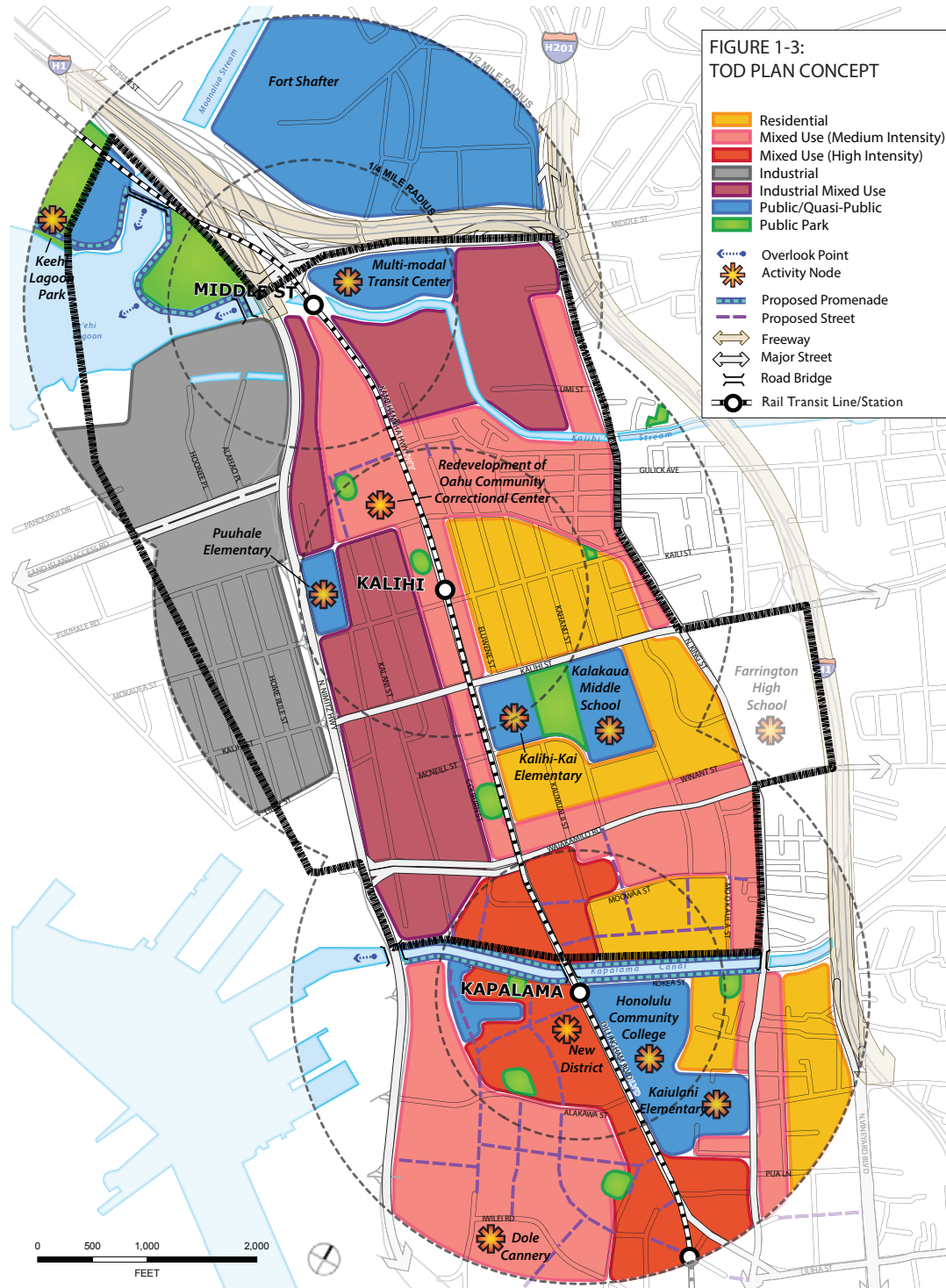
*Prioritize traffic studies and improvements at institutions such as Honolulu Community College and the Oahu Community Correctional Center, which has emergency and other transport vehicles entering and exiting the facility, but also for high-traffic turning locations, such as Alakawa Street.”*

**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.)



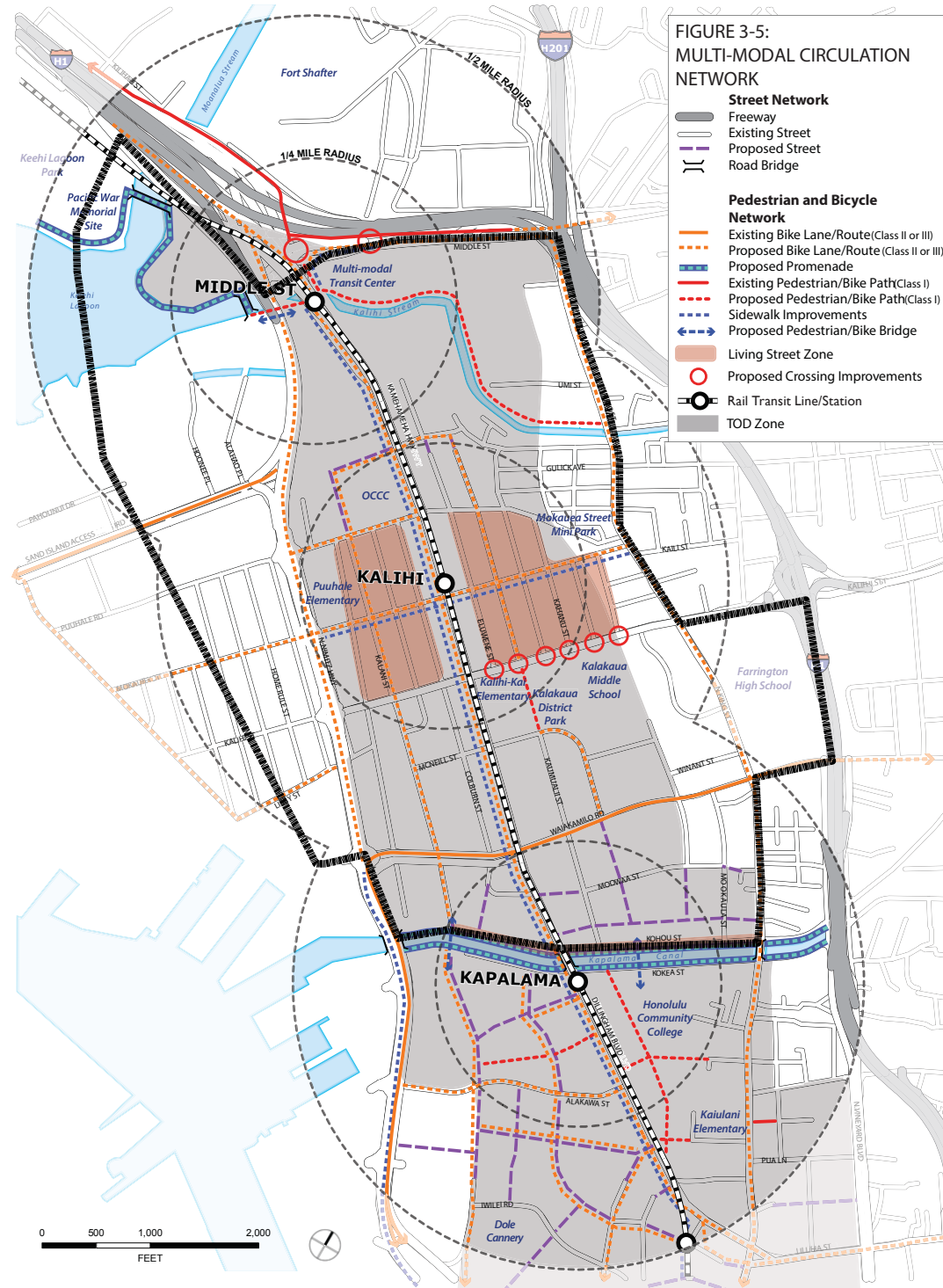


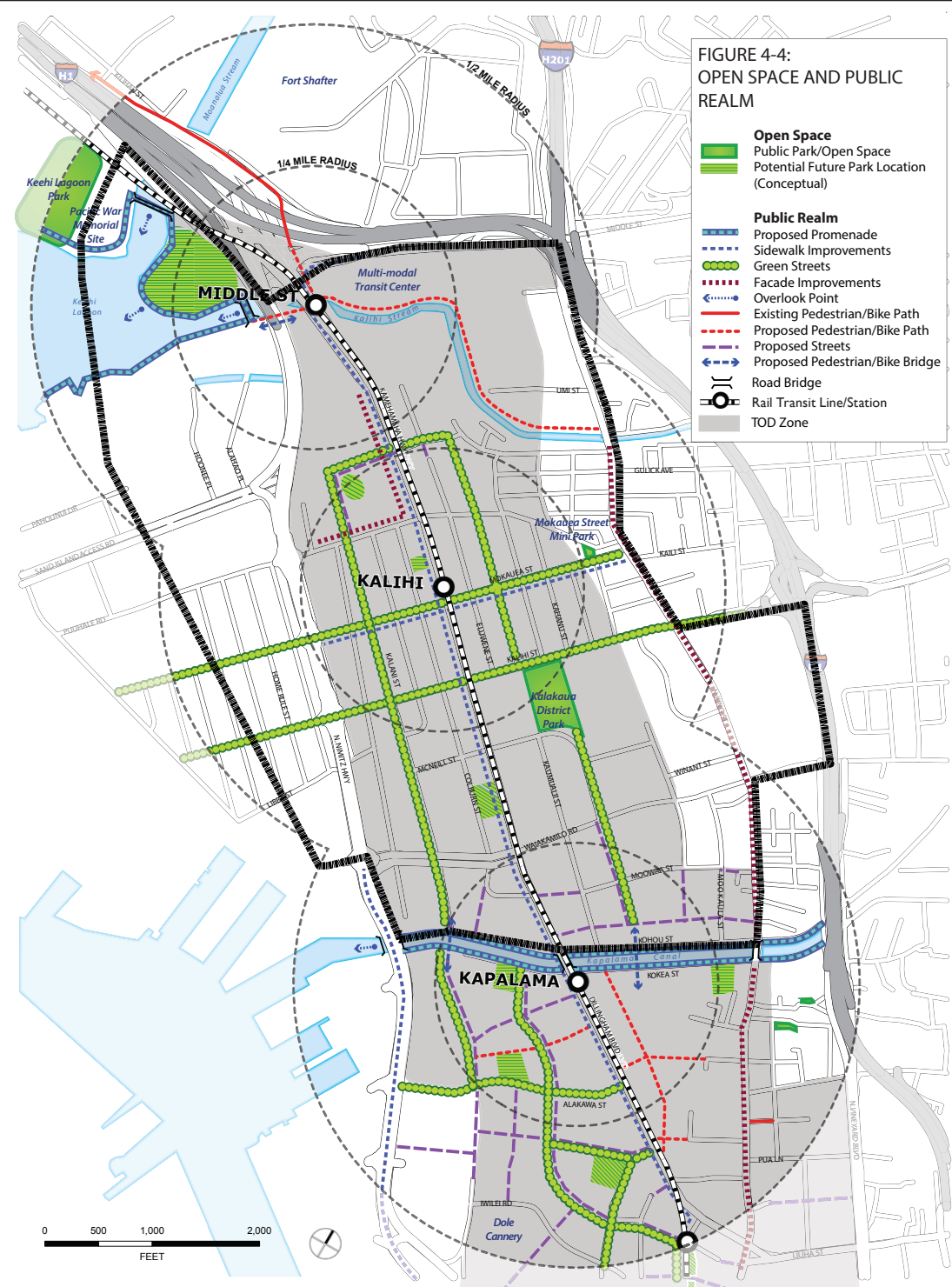


### Urban Mixed-Use Medium:

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 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.*

*(This page was intentionally left blank.)*



# ***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
<b>Population</b>	19,120	925,690
<b>Age (median)</b>	38	40
<b>Race</b>		
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%
<b>Median Household Income</b>	\$67,709	\$78,792
<b>Housing</b>		
Renter Occupied Housing	72%	45%
Average Persons Per Household	4.16	3.15
<b>Employment*</b>	96%	94%
<b>Education Attainment**</b>		
% with a Bachelor’s Degree or Higher	10%	21%
<b>Transportation</b>		
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
<b>Population</b>	19,120	18,233	16,817	925,690
<b>Age (median)</b>	38	40	n/a	40
<b>Race</b>				
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%
<b>Median Household Income</b>	\$67,709	n/a	\$39,225***	\$78,792
<b>Housing</b>				
Renter Occupied Housing	72%	64%	63%	45%
Average Persons Per Household	4.16			3.15
<b>Employment*</b>	96%	n/a	n/a	94%
<b>Education Attainment**</b>				
% with a Bachelor's Degree or Higher	10%	n/a	n/a	21%
<b>Transportation</b>				
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.



*(This page was intentionally left blank.)*

# ***Appendix D***

## **Planning Tools**





### 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.

### 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%.**

#### 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

*(This page was intentionally left blank.)*

# ***Appendix E***

## **Meeting Notes**

**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  
Associate

DACHENG DONG, LEED® AP  
Associate

MARC SHIMATSU, ASLA  
Associate

**HONOLULU OFFICE**  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**HILO OFFICE**  
1719 Haleloke Street  
Hilo, Hawai'i 96720-1553  
Tel/Cel: (808) 315-6878

printed on recycled paper

**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  
21<sup>st</sup> Century Kalihi Vision Committee Members/  
Resource Agencies

**SUBJECT:** 21<sup>st</sup> Century Kalihi Vision Plan Kick-Off Meeting

21<sup>st</sup> Century Kalihi – Vision Committee Kick-Off Meeting  
Meeting Date: August 8, 2016  
Page 2 of 5

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

**Meeting Notes****A. Welcoming Remarks**

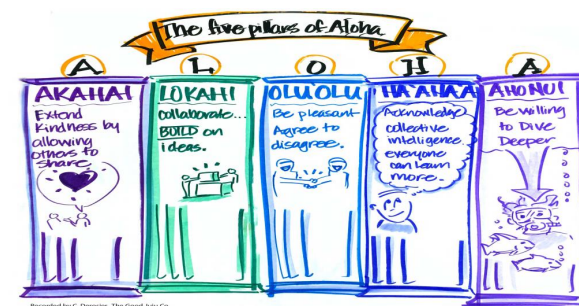
Office of Planning Director Leo Asuncion welcomed and thanked attendees for participating in the first 21<sup>st</sup> Kalihi Vision Plan Vision Committee meeting. Following his remarks, Director Asuncion introduced and welcomed Governor David Ige to officially kick-off the meeting and the initiative.

**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.



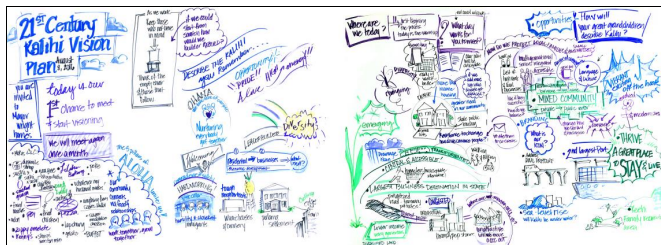


21<sup>st</sup> Century Kalihi – Vision Committee Kick-Off Meeting  
Meeting Date: August 8, 2016  
Page 3 of 5

#### 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
- 'Ohana
- 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 O'ahu)
- Pālama Settlement (as a gathering space, safe haven)

21<sup>st</sup> Century Kalihi – Vision Committee Kick-Off Meeting  
Meeting Date: August 8, 2016  
Page 4 of 5

#### 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)
- Ke'ehi 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

21<sup>st</sup> Century Kalihi – Vision Committee Kick-Off Meeting

Meeting Date: August 8, 2016

Page 5 of 5

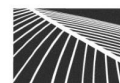
- enhancement, highest needs
- Balance aspirations without gentrification, displacement
- Needs to be affordable
- Need to change land use, zoning, density (rail will bring lots of pressure)
- Resistance to change and improvements to infrastructure because community can't afford the change in costs and 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



**PBR HAWAII**  
& ASSOCIATES, INC.

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
*Chairman*

R. STAN DUNCAN, ASLA  
*President*

RUSSELL Y. I. CHUNG, ASLA, LEED<sup>®</sup> AP BD-C  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP BD-C  
*Vice-President*

TOM SCHNELL, AICP  
*Principal*

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP BD-C  
*Principal*

W. FRANK BRANDT, ASLA  
*Chairman Emeritus*

**ASSOCIATES**

RAYMOND T. HIGA, ASLA  
*Senior Associate*

CATIE CULLISON, AICP  
*Senior Associate*

ROY TAKEMOTO  
*Managing Director - Hilo*

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
*Associate*

DACHENG DONG, LEED<sup>®</sup> AP  
*Associate*

MARC SHIMATSU, ASLA  
*Associate*

**HONOLULU OFFICE**

1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadming@pbrhawaii.com

**HILO OFFICE**

1719 Haleloke Street  
Hilo, Hawaii 96720-1553  
Tel/Cel: (808) 315-6878

*printed on recycled paper*

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

**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

21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 2 of 14

Kimi Yuen, PBR Hawaii  
Elena Chang, PBR Hawaii

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

**SUBJECT:** 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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

21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 3 of 14

*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

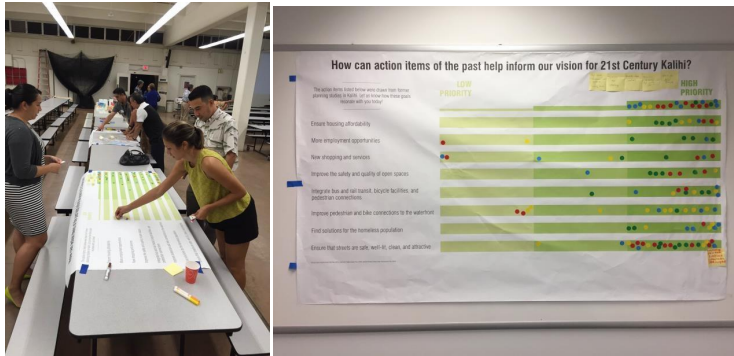
*C-4. Improvements: “Are there areas which need improvement?”*

- 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

21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 4 of 14

- 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 21<sup>st</sup> 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

21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 5 of 14

- 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*

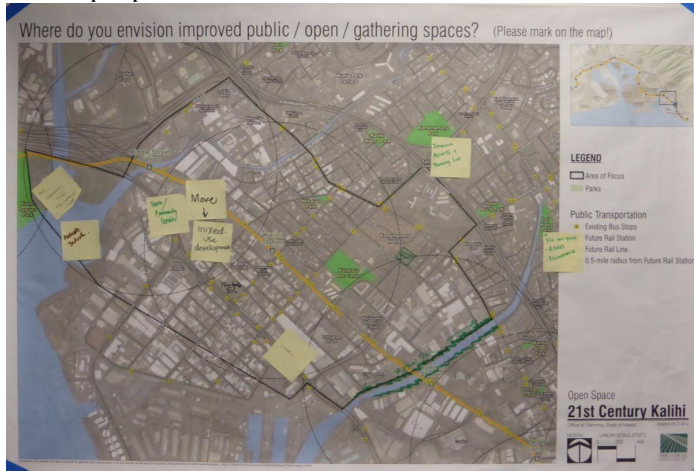
After thanking everyone for their attendance, Ramsay invited them to the next community meeting scheduled for November 15, 2016. The next meeting would be an opportunity for everyone to review the Draft Vision Concept, which will



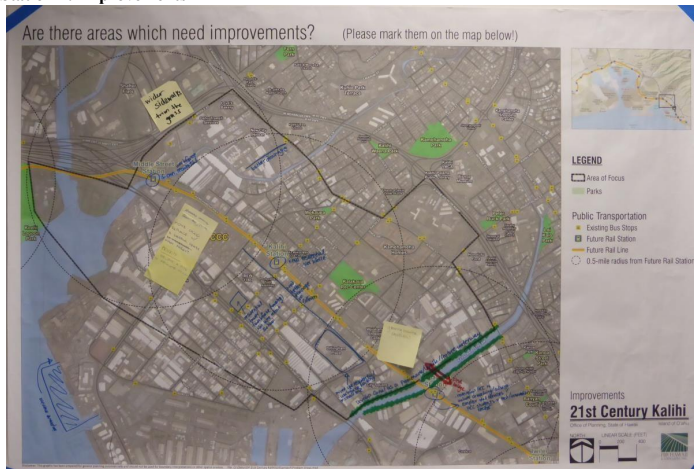


21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 8 of 14

### Station 3: Open Spaces



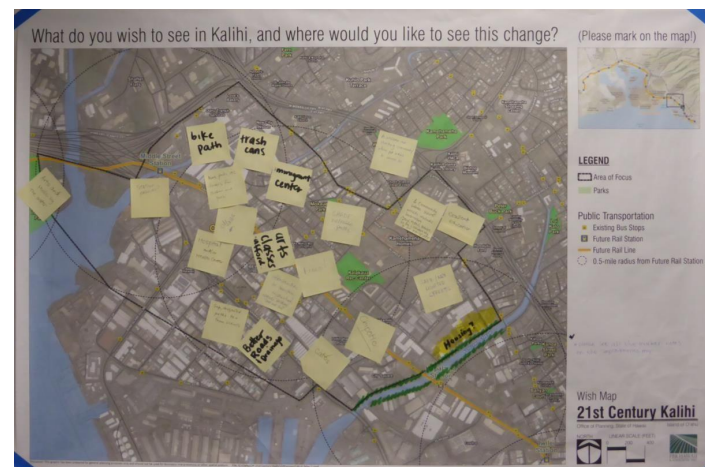
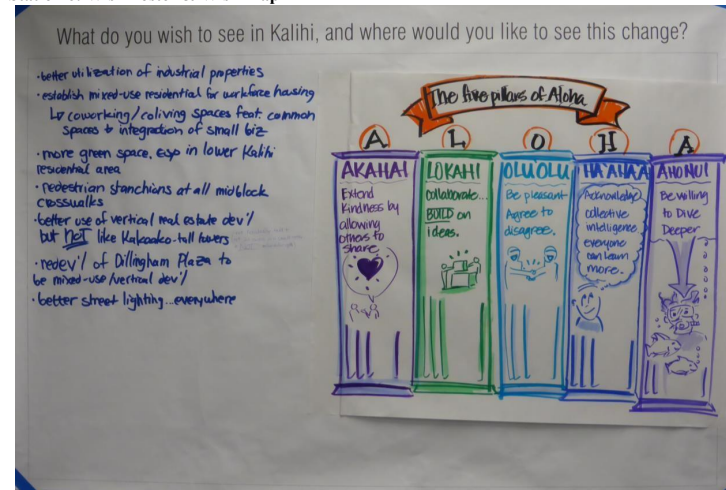
### Station 4: Improvements



21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 9 of 14

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

### Station 6: Wish Poster & Wish Map



21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 10 of 14

VISUAL SUMMARY OF INPUT (Wordclouds)

1. Infrastructure



2. Housing



21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 11 of 14

3. Sidewalks



4. Open Space





21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 13 of 14

## 7. Community Pride & Culture



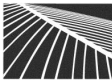
## 8. Community Needs





21<sup>st</sup> Century Kalihi – Community Kick-Off Meeting  
Meeting Date: September 13, 2016  
Page 14 of 14

9. Additional Comments



PBR HAWAII  
& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, FASLA  
*Chairman*

R. STAN DUNCAN, ASLA  
*President*

RUSSELL Y. I. CHUNG, FASLA, LEED<sup>®</sup> AP BD, C  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP BD, C  
*Vice-President*

TOM SCHNELL, AICP  
*Principal*

KIMI MIKAMI YUEN, LEED<sup>®</sup> 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<sup>®</sup> AP  
*Associate*

DACHENG DONG, LEED<sup>®</sup> AP  
*Associate*

MARC SHIMATSU, ASLA  
*Associate*

HONOLULU OFFICE

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: [sysadmin@pbrhawaii.com](mailto:sysadmin@pbrhawaii.com)

HILO OFFICE

1719 Haleloke Street  
Hilo, Hawai'i 96720-1553  
Tel/Cel: (808) 315-6878

*printed on recycled paper*

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

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

DISTRIBUTION: Above List  
21<sup>st</sup> Century Kalihi Vision Committee Members/  
Resource Agencies

SUBJECT: 21<sup>st</sup> 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.

21<sup>st</sup> Century Kalihi – Vision Committee Workshop  
 Meeting Date: October 22, 2016  
 Page 2 of 7

## Meeting Notes

### A. Welcoming Remarks & Introduction from Ramsay Taum

Ramsay Taum welcomed and thanked attendees for dedicating their morning to the 21<sup>st</sup> 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

21<sup>st</sup> Century Kalihi – Vision Committee Workshop  
 Meeting Date: October 22, 2016  
 Page 3 of 7

### 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.

21<sup>st</sup> Century Kalihi – Vision Committee Workshop  
Meeting Date: October 22, 2016  
Page 4 of 7

**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

21<sup>st</sup> Century Kalihi – Vision Committee Workshop  
Meeting Date: October 22, 2016  
Page 5 of 7

- 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

21<sup>st</sup> Century Kalihi – Vision Committee Workshop

Meeting Date: October 22, 2016

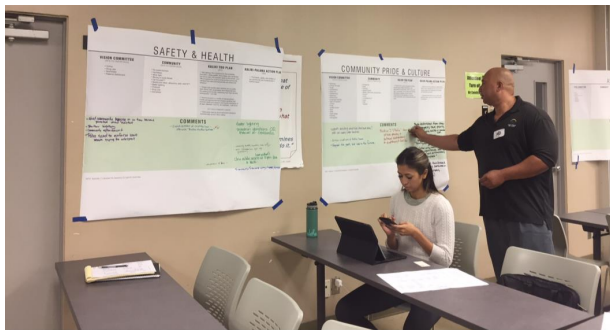
Page 6 of 7

**C-8. Assets**

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

**C-9. Economic Development**

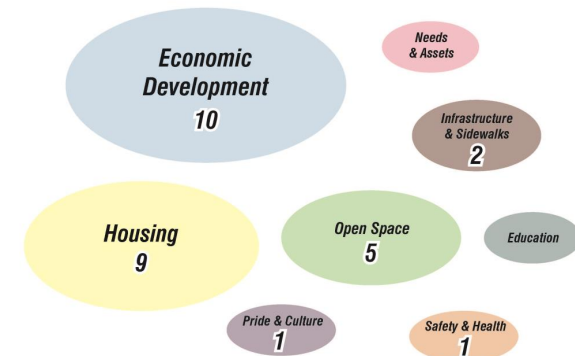
- Keep industrial character/use\*\*
- Job center
- High transit accessibility
- Mix business uses
- Residential use difficult
- Reasonably priced leases for small business owners\*
- Association (like SIBA) for financing\*\*
- Job Corps (training & hiring workshops)\*
- Balanced approach\*\* (profit 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)

21<sup>st</sup> Century Kalihi – Vision Committee Workshop

Meeting Date: October 22, 2016

Page 7 of 7

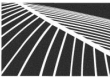
At the end, VC members were asked to vote on their top two issues. The results of the votes are summarized below:

**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.

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



<div><div><div>PBR HAWAII</div><div>&amp; ASSOCIATES, INC.</div></div></div>		<div>21<sup>st</sup> Century Kalihi – Vision Committee Meeting #3</div> <div>Meeting Date: November 1, 2016</div> <div>Page 2 of 3</div>	
<div><div>PRINCIPALS</div><div>THOMAS S. WITTEN, FASLA <i>Chairman</i></div><div>R. STAN DUNCAN, ASLA <i>President</i></div><div>RUSSELL Y. I. CHUNG, FASLA, LEED® AP BD+C <i>Executive Vice-President</i></div><div>VINCENT SHIGEKUNI <i>Vice-President</i></div><div>GRANT T. MURAKAMI, AICP, LEED® AP BD-C <i>Vice-President</i></div><div>TOM SCHNELL, AICP <i>Principal</i></div><div>KIMI MIKAMI YUEN, LEED® AP BD-C <i>Principal</i></div><div>W. FRANK BRANDT, FASLA <i>Chairman Emeritus</i></div><div>ASSOCIATES</div><div>RAYMOND T. HIGA, ASLA <i>Senior Associate</i></div><div>CATIE CULLISON, AICP <i>Senior Associate</i></div><div>ROY TAKEMOTO <i>Managing Director - Hilo</i></div><div>SCOTT MURAKAMI, ASLA, LEED® AP <i>Associate</i></div><div>DACHENG DONG, LEED® AP <i>Associate</i></div><div>MARC SHIMATSU, ASLA <i>Associate</i></div><div>HONOLULU OFFICE</div><div>1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813-3484 Tel: (808) 521-5631 Fax: (808) 523-1402 E-mail: <a href="mailto:sysadmin@pbrhawaii.com">sysadmin@pbrhawaii.com</a></div><div>HILO OFFICE</div><div>1719 Haleloke Street Hilo, Hawai'i 96720-1553 Tel/Cel: (808) 315-6878</div><div><i>printed on recycled paper</i></div><div>PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES • ENTITLEMENTS / PERMITTING • GRAPHIC DESIGN</div></div>		<div>MEETING NOTES</div> <div>DATE: November 4, 2016</div> <div>MEETING DATE: November 1, 2016</div> <div>MEETING LOCATION: IBEW Local 1186, Kalihi</div> <div>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 Galaecag, 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</div> <div>DISTRIBUTION: Above List 21<sup>st</sup> Century Kalihi Vision Committee Members/ Resource Agencies</div> <div>SUBJECT: 21<sup>st</sup> Century Kalihi Vision Committee Concept Meeting</div> <div>The following notes capture the main discussion points of the meeting.</div>	
		<div>Meeting Notes</div> <div>A. Welcoming Remarks &amp; Introduction from Ramsay Taum</div> <div>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.</div> <div>B. Recap of Vision Committee Workshop</div> <div>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.</div> <div>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 <i>not</i> necessarily a free-market situation.</div> <div>C. “Can economic development/industrial uses be compatible with housing?”</div> <div>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.</div> <div>Some VC members expressed their reservations and/or concerns. The following is a summary of the key points made:</div> <div><ul style="list-style-type: none"><li>• Housing is a state-wide problem, not a Kalihi-specific problem. (Walter Thoemmes)</li><li>• 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)</li></ul></div>	

21<sup>st</sup> Century Kalihi – Vision Committee Meeting #3

Meeting Date: November 1, 2016

Page 3 of 3

- 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 beneficial. (Glenn Wakai)

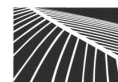
E. “Our community vision priority is...”

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.



**PBR HAWAII**  
& ASSOCIATES, INC.

**PRINCIPALS**

THOMAS S. WITTEN, FASLA  
*Chairman*

R. STAN DUNCAN, ASLA  
*President*

RUSSELL Y.I. CHUNG, FASLA, LEED<sup>®</sup> AP BD+C  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP BD+C  
*Vice-President*

TOM SCHNELL, AICP  
*Principal*

KIMI MIKAMI YUEN, LEED<sup>®</sup> 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<sup>®</sup> AP  
*Associate*

DACHENG DONG, LEED<sup>®</sup> AP  
*Associate*

MARC SHIMATSU, ASLA  
*Associate*

**HONOLULU OFFICE**  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**HILO OFFICE**  
1719 Haleloke Street  
Hilo, Hawai'i 96720-1553  
Tel/Cel: (808) 315-6878

*printed on recycled paper*

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

**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**  
21<sup>st</sup> Century Kalihi Vision Committee Members/  
Resource Agencies

**SUBJECT:** 21<sup>st</sup> Century Kalihi Vision Committee  
Concept Meeting

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

21<sup>st</sup> Century Kalihi – Community Meeting #2  
Meeting Date: November 15, 2016  
Page 2 of 3

## 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)

21<sup>st</sup> Century Kalihi – Community Meeting #2  
Meeting Date: November 15, 2016  
Page 3 of 3

### 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.

**PRINCIPALS**

THOMAS S. WITTEN, FASLA  
*Chairman*

R. STAN DUNCAN, ASLA  
*President*

RUSSELL Y.I. 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  
*Associate*

DACHENG DONG, LEED® AP  
*Associate*

MARC SHIMATSU, ASLA  
*Associate*

**HONOLULU OFFICE**

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**HILO OFFICE**

1719 Haleloke Street  
Hilo, Hawai'i 96720-1553  
Tel/Cel: (808) 315-6878

*printed on recycled paper*

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

**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  
21<sup>st</sup> Century Kalihi Vision Committee Members/  
Resource Agencies

**SUBJECT:** 21<sup>st</sup> Century Kalihi Vision Committee  
Concept Meeting

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

21<sup>st</sup> Century Kalihi – Vision Committee Meeting #4

Meeting Date: December 6, 2016

Page 2 of 3

**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:

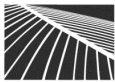
- One of the considerations made in the Vision Concept section of the report claims, “Financing is key; use OCCC to bargain with investors and developers to relocate the jail to Halawa.” This is misleading and can create inappropriate expectations. OCCC will not generate enough revenue from a land sale 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)



21<sup>st</sup> 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.

**PRINCIPALS**

THOMAS S. WITTEN, FASLA  
*Chairman*

R. STAN DUNCAN, ASLA  
*President*

RUSSELL Y. L. 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  
*Associate*

DACHENG DONG, LEED® AP  
*Associate*

MARC SHIMATSU, ASLA  
*Associate*

**HONOLULU OFFICE**  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**HILO OFFICE**  
1719 Haleloke Street  
Hilo, Hawai'i 96720-1553  
Tel/Cel: (808) 315-6878

*printed on recycled paper*

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

**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**  
21<sup>st</sup> Century Kalihi Vision Committee Members/  
Resource Agencies/General Public

**SUBJECT:** 21<sup>st</sup> Century Kalihi Community Meeting

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

21<sup>st</sup> Century Kalihi – Community Meeting #3  
 Meeting Date: April 3, 2017  
 Page 2 of 3

## 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:

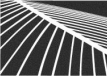
- Is there going to be more consideration paid to infrastructure improvements in light of the ongoing development in Kalihi? For example, the Kapalama Canal project. It is critical to recognize that Kalihi has serious drainage problems, among other urgent infrastructure needs. (Brian Lee)
- The streets 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)

21<sup>st</sup> Century Kalihi – Community Meeting #3  
 Meeting Date: April 3, 2017  
 Page 3 of 3

- 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.

<div><div>PBR HAWAII &amp; ASSOCIATES, INC.</div></div>		MEETING NOTES		21 <sup>st</sup> Century Kalihi – Community Meeting #3 Meeting Date: April 11, 2017 Page 2 of 3	
PRINCIPALS				Meeting Notes	
THOMAS S. WITTEN, FASLA <i>Chairman</i>		DATE:	April 12, 2016	A. Welcoming Remarks & Overview by Ramsay Taum	
R. STAN DUNCAN, ASLA <i>President</i>		MEETING DATE:	April 11, 2016	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.	
RUSSELL Y. L. CHUNG, FASLA, LEED® AP BD+C <i>Executive Vice-President</i>		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 Krintz, 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	B. Responses from the Vision Committee & Discussion	
VINCENT SHIGEKUNI <i>Vice-President</i>				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:	
GRANT T. MURAKAMI, AICP, LEED® AP BD+C <i>Vice-President</i>				<ul style="list-style-type: none"><li>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.)</li><li>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.)</li><li>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.)</li></ul>	
TOM SCHNELL, AICP <i>Principal</i>				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.	
KIMI MIKAMI YUEN, LEED® AP BD+C <i>Principal</i>					
W. FRANK BRANDT, FASLA <i>Chairman Emeritus</i>					
ASSOCIATES					
RAYMOND T. HIGA, ASLA <i>Senior Associate</i>		DISTRIBUTION:	Above List 21 <sup>st</sup> Century Kalihi Vision Committee Members		
CATIE CULLISON, AICP <i>Senior Associate</i>		SUBJECT:	21 <sup>st</sup> Century Kalihi Vision Committee Final Meeting		
ROY TAKEMOTO <i>Managing Director - Hilo</i>					
SCOTT MURAKAMI, FASLA, LEED® AP <i>Associate</i>					
DACHENG DONG, LEED® AP <i>Associate</i>					
MARC SHIMATSU, ASLA <i>Associate</i>					
HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawaii 96813-3484 Tel: (808) 521-5631 Fax: (808) 523-1402 E-mail: sysadmin@pbrhawaii.com					
HILO OFFICE 1719 Haleloke Street Hilo, Hawaii 96720-1553 Tel/Cel: (808) 315-6878					
printed on recycled paper					
PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES • ENTITLEMENTS / PERMITTING • GRAPHIC DESIGN					

21<sup>st</sup> Century Kalihi – Community Meeting #3

Meeting Date: April 11, 2017

Page 3 of 3

- 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.*

\\PBRFS04\Data\Shared\Admin\Job33\3343.01 21st Century Kalihi Initiative Project\Meeting Notes\2017-04-11 VC Meeting #5\2017-04-11 Meeting Notes.doc