



COMMUNITY NEWSLETTER

FROM THE OFFICE OF REPRESENTATIVE JO JORDAN

HOUSE DISTRICT 44 · WAIANAE, MAKAHA, MAKUA, MAILI · JANUARY 2015

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HAPPY NEW YEAR!

The 2015 Legislative Session opens on January 21, providing a great opportunity to participate and have your voice heard.

In this newsletter, I highlight Farrington Highway Intersection Improvements in Nanakuli. This update followed a meeting with the Hawaii Department of Transportation (HDOT) on December 8. I continue to share your concerns regarding heavy traffic with HDOT either directly to Ford



Fuchigami, Interim Director of Transportation or his staff. Based on your feedback, traffic plan adjustments were made and will continue to be monitored.

A substantial portion of this newsletter is dedicated to providing a summary of information from the Transit-Oriented Development (TOD) Symposium I attended on November 22 as well as information from the Senate informational briefing on Housing & Support Services around the TOD Stops held on December 17. These and many other issues will continue to be discussed this session.

Since the publication of my December 2014 newsletter last month which included an update on homeless and housing issues, I was invited to attend a Housing Summit on December 11-12 convened by the Land Use Research Foundation in partnership with the City and County of Honolulu. Much of the information presented at the Summit continues to build off of what was shared last month and even in this newsletter as we continue to increase the supply of affordable housing.

I look forward to continuing to work together on these and other issues. Feel free to contact me if I can be of assistance.

MAHALO,

JO JORDAN,
DISTRICT 44 REPRESENTATIVE



Farrington Highway Intersection Improvements in Nanakuli

The Hawaii Department of Transportation (HDOT) started Farrington Highway Intersection Improvements at Nanakuli Avenue to Haleakala Avenue in November in order to improve traffic flow through the busy Nanakuli corridor and improve pedestrian and bicycle safety. The project improvements include widening the existing 4-lane highway, constructing 10 ft. wide auxiliary turn lane in center, constructing 8 ft. wide shared use path on makai-side for pedestrians and cyclists, realigning historic OR&L railroad tracks, constructing retaining walls, relocating utilities, and upgrading traffic signals, street lighting, and drainage. The anticipated traffic improvements include an auxiliary turn lane to remove left-turning traffic from normal lanes in order to minimize weaving vehicles and maximize traffic flow, especially during AM rush-hour. Increased highway safety is anticipated with shared-use path for pedestrian and bicyclist safety and separated walkway fronting park, school and learning center. Road widening work will continue to proceed behind concrete barriers through March-April 2015 so no lane closures are planned during this time. The HDOT is planning to submit a Noise Variance application to the State Department of Health for night time construction. If approved, lane closures will be shifted to night schedule in March-April 2015. Weekend work is not recommended due to traffic volume. For more information, contact the Project Hotline (Kaikor Construction at 841-3110) or HDOT at dotpao@hawaii.gov or 587-2160.

TRANSIT-ORIENTED DEVELOPMENT

The State and City have both been focusing efforts toward Transit-Oriented Development (TOD) with the \$5.2 billion, 20-mile rail transit under construction. On November 22, I attended the TOD Symposium. More recently, the Senate Committees on Human Services & Housing, Government Operations, Transportation, and Economic Development and Technology conducted an informational briefing on Housing & Support Services around the proposed TOD Stops. Representatives from the State Office of Planning, Department of Accounting and General Services, Department of Education, Department of Hawaiian Home Lands, Department of Land and Natural Resources, Department of Transportation, Hawaii Housing Finance and Development Corporation, Hawaii Public Housing Authority, University of Hawaii – Honolulu Community College, University of Hawaii – Leeward Community College, University of Hawaii – West Oahu, and the City and County of Honolulu participated in the briefing.

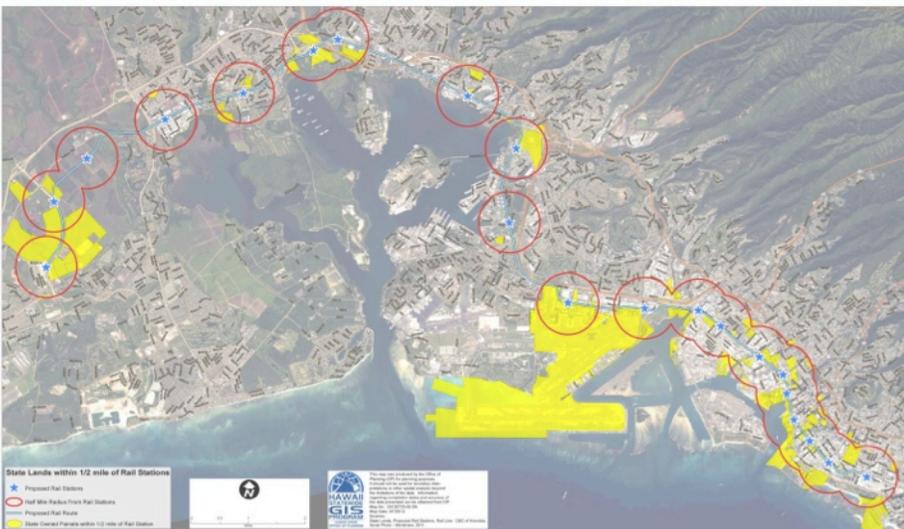
The State Office of Planning (OP)

OP has been designated as the lead agency for TOD and has started to prioritize State properties for TOD development. A TOD planner is being hired to target resources to support TOD. The Strategic Action Plan for OP is to coordinate the State TOD Action Plan, assemble steering group of State agencies with development missions, coordinate with State agencies and the City, and seek funding for planning and implementation. The next steps for OP is to Report to the Legislature by the 2016 Session and have an Action Plan by mid-2016.

City and County of Honolulu (CCH)

The CCH anticipates neighborhood TOD plans and zoning; walkable, connected, complete streets; islandwide housing strategy; and identified catalytic projects and growing market interest. Draft Neighborhood TOD plans have been completed for 15 out of the 21 station areas (two plans adopted) with extensive public involvement, stakeholder input, surveys and outreach. The CCH's goal is to create choices and a high-quality, healthy urban lifestyle through a series of walkable, healthy, age-friendly neighborhoods; the connection of people with jobs, homes, goods, services & parks; station areas that have their own unique identity; scale of new development to fit community context; and revitalization of older communities. The Draft Ala Moana TOD Plan is being finalized and is aimed at connecting places with active streetscapes as well as reimagining

STATE LANDS WITHIN TOD AREAS

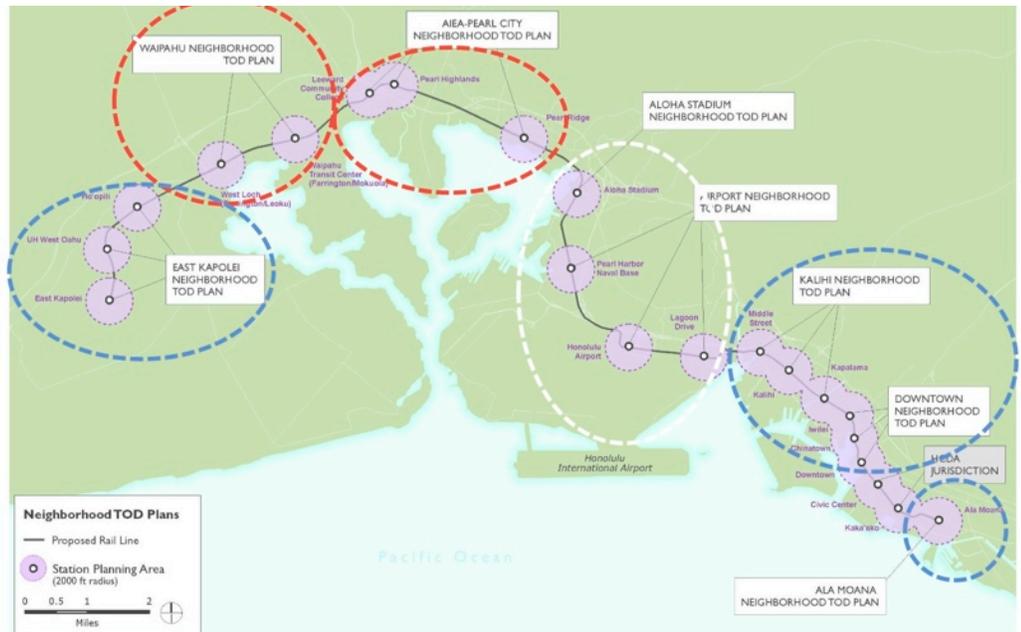


TRANSIT-ORIENTED DEVELOPMENT

the Blaisdell Center to create a vibrant culture and arts district. The City is anticipating the most growth around the Kapalama Station with 14,500 new residents and 2,200 new jobs. The Aiea-Pearl City Neighborhood TOD Plan identifies the development of Kamehameha Drive-In as a catalyst site, housing development at Pearl Highlands and the diamond-head end of the LCC campus, and mixed-use development on the LCC Parking Lot. The Waipahu TOD Plan was adopted by the City Council and includes revitalization of "Old Town" area at Waipahu Transit Center/Mokuola as well as neighborhood mini parks adjacent to infill development at West Loch/Leoku. The East Kapolei TOD Plan includes walkable village-scaled development around 3 stations and a 'main street' district near UHWO. The CCH plans to finalize and adopt Neighborhood TOD Plans; implement zoning and ordinance changes; finalize housing strategy and update policies; develop finance incentive tools; work with state and partners on priority projects; implement streetscape & connectivity projects, and develop catalytic projects.

Department of Accounting and General Services (DAGS)

The information from DAGS focused on the Iwilei District and the plan for a Liliha Civic Center to consolidate State services for the community as well as the Aloha Stadium Station in order to tie in with and complement future Stadium and associated development.



Department of Hawaiian Home Lands (DHHL)

In Kapalama, DHHL has 3 acres in commercial and 2 acres in industrial with no current plans for homesteads. In Moanalua at Kakoi/Kiliha Streets, DHHL has 13.8 acres in 20 industrial lots and again no current plans for homesteads. In Kapolei, DHHL has 150 acres in existing residential homesteads, 200 acres are developable for homesteads, 35 acres in Community Use, and 80 acres in Commercial.

Department of Land and Natural Resources (DLNR)

DLNR - Land Division has contributed over 16 acres for infrastructure for TOD in East Kapolei: BWS potable water tank (3.5 acres or so, mauka parcel), BWS 2nd water tank for irrigation purposes (2.5 acres or so, mauka parcel), rail line easement (elevated guideway) through the southeastern parcel (about 70 ft. wide and area of 62,625 square feet), City and County of Honolulu park-and-ride lot on the southeastern parcel

TRANSIT-ORIENTED DEVELOPMENT

(5.0 acres), and DOT North-South Road (3.6 acres). In exchange for the County rail line easement and the 5 acre park-and-ride lot on the south eastern parcel, and in lieu of monetary compensation being paid, the County DPP has committed to assist with entitlements and upzoning of the land to a higher and better use for income generation, such as commercial/business mixed use type of zoning. The County has indicated all 4 parcels will be included in the City's East Kapolei Neighborhood TOD Plan. Conservative estimates of the annual ground rent assuming the land is fully entitled (zoned commercial/business/mixed use) is around \$2.8 - \$4.5 million.

Station	Project	Current	Proposed	Net Gain	Construction	Occupancy
Ala Moana	Makua Ali'i & Paoakalani	362	700 to 1,000	360 to 640	End of 2017	End of 2020
Iwilei	Mayor Wright Homes	364	1,500	1,140	End of 2015	2016/2017
Iwilei	Kalanihua	151	500	350	End of 2016	2017/2018
Kapalama	HPHA Offices		700 to 1,000	700 to 1,000	End of 2016	End of 2017
Kalihi	Kamehameha & Kaahumanu	373	1,500 to 2,300	1,125 to 1,925	End of 2017	End of 2019
Aloha Stadium	Puuwai Momi	260	600 to 1,200	340 to 940	End of 2016	End of 2018
Pearl Highlands	Hale Laulima	36	700 to 1,000	660 to 960	End of 2017	End of 2019
Westloch/Waipahu	Waipahu I & II, Hoolu'u & Kamalu	260	700 to 1,000	440 to 740	End of 2016	End of 2018
UH West Oahu	State Parcel		1,500 to 2,000	1,500 to 2,000	Pending	Pending
Total		1806	Up to 11,500	Up to 9,700		

Data courtesy of the Hawaii Public Housing Authority. (HPHA)

spoke briefly about the LCC Station and the overall site plan. UH-West Oahu noted the park and ride lots planned for the UH-West Oahu Station as well as mixed use retail and office.

University of Hawaii (UH)

UH-Honolulu Community College noted that the Kapalama Transit Station will be located on campus and one of the design changes is a concourse area to accommodate pedestrian traffic above ground instead of requiring the traveler to cross the street at Dillingham Blvd. UH-Leeward Community College

Hawaii Public Housing Authority (HPHA)

The HPHA TOD plan is reflected in the table included and is aimed at increasing affordable housing units, developing and integrating community, revitalizing the economy, increasing accessibility, expanding opportunities for Seniors, and integrating seamlessly with the surrounding community. ◀

Connect with Rep. Jordan



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