



SCHOOL STREET REDEVELOPMENT

DRAFT Community Meeting #1 Summary



MEETING SUMMARY

HPHA, RHF, and the planning team are committed to an authentic process that engages with the community as planning and design for the School Street Redevelopment moves forward. On October 12th, HPHA convened a community meeting at their office on North School Street. Twenty-four neighborhood residents and other community stakeholders attended the meeting to discuss their neighborhood's assets and needs, and how the School Street Redevelopment could affect them.

HPHA opened the meeting with an introduction to the project, and RHF and Concordia gave a joint presentation that introduced the planning and design team to the meeting's attendees.

After a brief Q&A session, the meeting's attendees divided into six table groups, where they recorded their thoughts about the neighborhood and the School Street Redevelopment in a two-part activity. At the end of the activity, neighborhood residents and stakeholders commented on the engagement process in a three-question meeting evaluation.



ACTIVITY SUMMARY

Meeting attendees discussed their community and their hopes and concerns for the School Street Redevelopment in a two-part activity. First, table groups of community members collectively answered a set of five questions:

- What do you like about the neighborhood and community around School Street?
- What is most important to your quality of life in the neighborhood?
- How is local culture celebrated in the neighborhood?
- What contributes to safety in the neighborhood?
- What businesses or services are missing in the neighborhood?

Next, community members marked neighborhood assets and boundaries on a map and answered a smaller set of questions. The table sheet is reproduced below, and the activity’s results are summarized on the next page.

SCHOOL STREET AND THE LARGER NEIGHBORHOOD

Place dots on the map to indicate places that are important to you.
 Where are the places you visit and patronize?
 Indicate what you like and dislike in the boxes to the right.

Does the neighborhood feel like one community or does it feel segmented? Where are the community boundaries? (draw on the map)

What are some things you wish were different about the area? What are some things you really like?

How connected do you feel to the neighborhood around School Street? To the rest of Honolulu?

What characteristics of multifamily development would you like to see at the corner of School Street and Lanakila Ave?

Activity sheet at each table.

ACTIVITY RESULTS

Community members described the neighborhood around School Street as a suburban, “old style” neighborhood populated by many different waves of immigrants. Residents said they liked the neighborhood’s proximity to downtown, which gives them access to downtown amenities without compromising their peace and quiet. Residents like the neighborhood’s mom & pop stores and restaurants, and mentioned that food is an important part of how they celebrate local culture.

Residents feel they can rely on the bus system to connect them to other parts of Honolulu, but numerous residents also expressed the need for more parking in their neighborhood, especially in light of the School Street Redevelopment which they feel will increase traffic congestion. Also in response to the anticipated traffic congestion, many residents would like to see more curbs, sidewalks, and bike lanes in the neighborhood.

Community members praised the variety of church groups, public and social services, and health facilities available to them.

Many residents asked for outdoor gathering spaces that are greener and safer than what is currently accessible, and one resident asked if the trees on the current HPHA site could be preserved. Other services and businesses requested by residents included a bank, a new senior center, a farmer’s market, a coffee shop, and a better grocery store. One resident hoped that the new development would “spark up the neighborhood” with a more colorful façade than the neighboring buildings on School Street.

At the end of the activity, each table group summarized their most pressing desires and concerns for the School Street Redevelopment in a brief statement. The statements are paraphrased below:

- **Table 6:** We’re going to need more parking, especially along School Street. How will the School Street Redevelopment affect property tax in the surrounding neighborhood?
- **Table 5:** Could a new police substation for the neighborhood be part of the School Street Redevelopment?
- **Table 4:** A mixed-use development with mom & pop stores that serve surrounding multi-generational, multi-ethnic community.
- **Table 3:** More parking so residents can have continued access to the many amenities in their neighborhood.
- **Table 2:** A vibrant, multi-generational community that serves the neighborhood and is walkable and comfortably lit.
- **Table 1:** The new development should provide color and spark to the streetscape. It should also feature a gathering space, and perhaps another space for veterans. We’re excited!

MEETING EVALUATIONS SUMMARY

After the activity, participants were asked to fill out a three question evaluation of the meeting.

Residents were thankful that the community was engaged during the project's early stages, and they expect the planning and design processes to remain transparent and open to community input. Community members are excited for the addition of "much needed" affordable housing to their neighborhood, and many residents believe the development will "upgrade", "refresh", and "revitalize" the neighborhood.

Traffic congestion and a lack of parking accommodation are common concerns. Residents are also concerned about the future of the Lanakila Multi-Purpose Senior Center. They'd like the new development to include a similar multi-purpose space for seniors.

Going forward with the project, many residents stressed the importance of maintaining a "Hawaiian sense of place". They'd like to see the current greenspace on the site preserved or expanded, and they don't want a design that looks "transplanted from the mainland."

See pages 6 and 7 for the complete verbatim evaluations.

NEXT STEPS

For discussion on 10/21.



WHAT ABOUT THE SCHOOL STREET REDEVELOPMENT MAKES YOU MOST HOPEFUL?

Providing additional housing units.

Will refresh the neighborhood and provide much needed affordable housing.

Active community involvement and input--especially senior residents.

Neighborhood improvements.

It's an upgrade to the neighborhood. More housing is always needed.

Hawaii needs more affordable housing built for local residents. I like that this need bracket will actually be served.

Community involvement, though more needed.

It's not low income. Affordable housing is way better. Include seniors!

Would add standard of living value to the community.

Meetings make things hopeful.

It will revitalize this area.

I am glad that this is not a one-way conversation.

Senior City!

An opportunity to give a fresh new start to the community, families, etc.

Potential opportunity to redevelop the neighboring senior center.

The various organizations/teams seem to work well together and invite the community's comments. Very good presentation.

WHAT ARE YOUR CONCERNS ABOUT THE SCHOOL STREET REDEVELOPMENT?

Construction. Will people/services be displaced? Not change what makes the area unique.

That it will take so long.

That the project is not overbuilt/too dense or tall.

Traffic. Street improvements?

Increase in traffic flow.

With redevelopment, safety concerns (lighting crosswalks etc.) need to be kept up.

More people. Hope people will be interviewed before being allowed to live there.

Parking for the Lanakila Multi-Purpose Senior Center.

Gentrification.

The lack of taking action involving Puahala Public Housing! Why build a new development with a ghetto hovering over it.

The present park-like atmosphere on HPHA property will be replaced by urban congestion.

Knowing the process...no concerns.

Impact on the existing senior center due to shared parking.

Too much traffic without enough parking.

Timing factor--would love to see changes in ~2 years (if possible). Traffic during construction.

WHAT IS THE MOST IMPORTANT THING DEVELOPERS AND DESIGNERS SHOULD KEEP IN MIND WHILE THEY WORK ON THE PROJECT?

This is an area for new immigrants.

A Hawaiian sense of place—not a development that looks like it was transplanted from the mainland.

Maintain the sense of community feeling in the proposed buildings.

Maintaining the nostalgia and ambience of the neighborhood, i.e. old Hawaii, yet still be progressive.

Traffic & parking.

This specific area has a negative reputation overall. It's important to build up the area through beautification + resources so people will want to be part of the community.

Since many in area are seniors, need center that not only serves their needs but uses their talents.

Redevelopment will be part of the community.

Keep community informed—open communication.

Seniors most important.

Safety for residents. Parking. Convenience.

Keep it focused on seniors, and complimenting their needs and safety.

Keep all the trees on HPHA property and the lawn area around the trees. Confine the construction to the East side of the HPHA property.

Be open to community stake-holder feedback & input.

Safety + accessibility + transparency of process.

Don't forget Lanakila Senior Center next door.

Continue with community meetings.
Communication via email and possibly Facebook.

ADDITIONAL COMMENTS:

Relieved that it's not another low-income project.

Affordable housing for seniors, low income, and veterans are much needed in Honolulu.

Table activities/community participation for planning is very helpful.