

# STATE TOD PLANNING & IMPLEMENTATION FOR THE ISLAND OF O'AHU

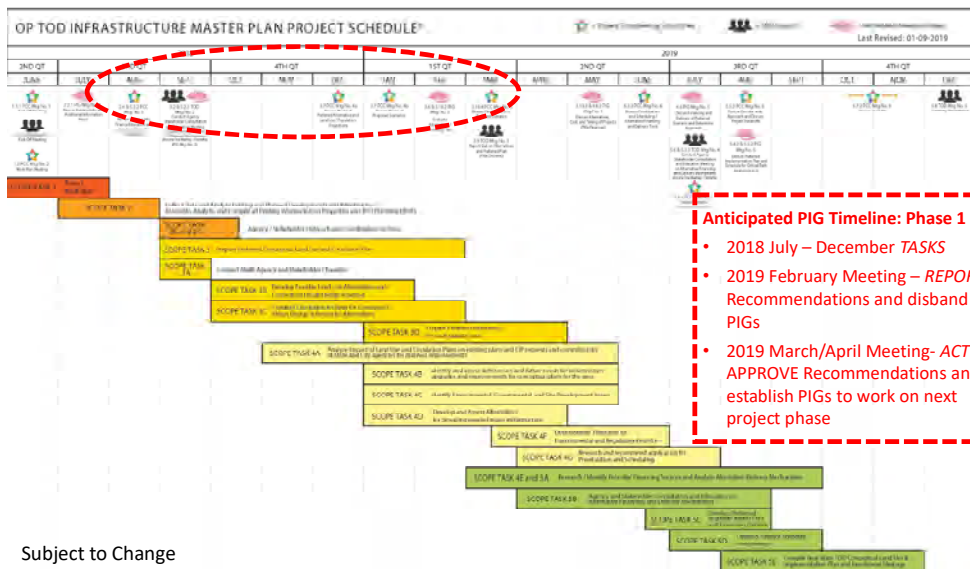
TOD COUNCIL REPORT BACK  
 Tuesday, March 12, 2019  
 HCDA Community Room

OFFICE OF PLANNING  
 DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, & TOURISM

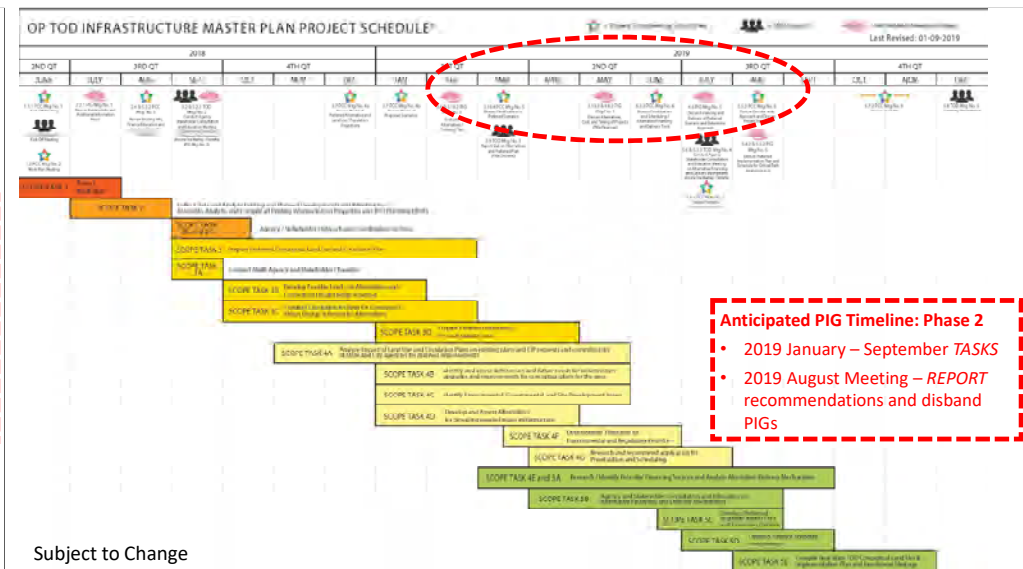


## Project Purpose

- Coordinate approach between all stakeholders
- Coordinate regional infrastructure investments
- Identify source(s) of financing and best practices for TOD Implementation
- Consider incentives for landowner participation
- Identify sustainable development practices



Subject to Change



Subject to Change

## Phase 1: Process

- Compile existing planning documents
- Finance overview and presentation of information gathered
- Confirm landowner plans and incorporate any updates available
- Charrette
  - Review, refine, and enhance plans
  - Presentations on Urban Design and Sustainability
- Determine preferred conceptual land use scenario to inform infrastructure needs and cost estimates

## Phase 1: Meetings Held to Date

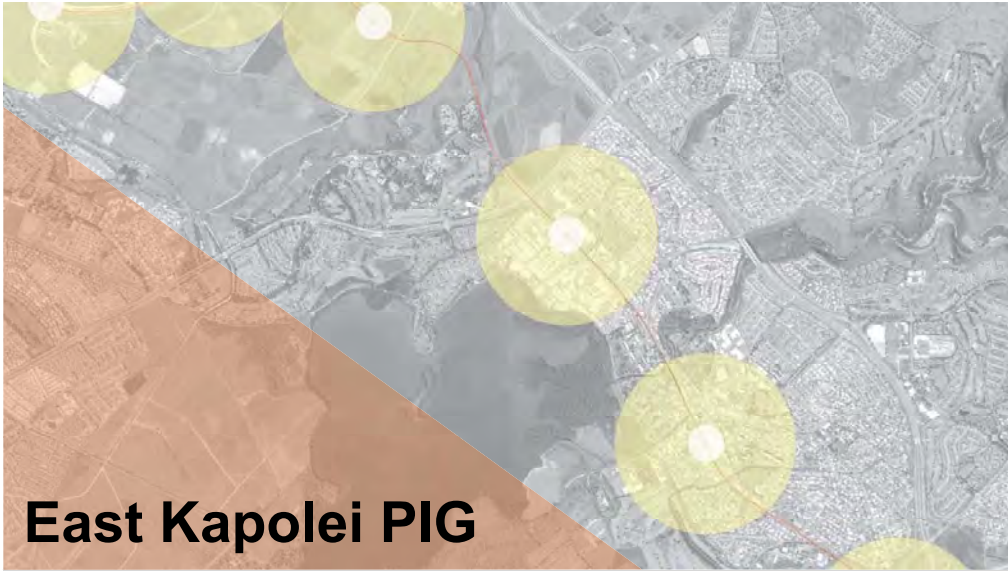
Group	Date(s)	Topics Covered
Project Coordinating Committee (PCC)	<ul style="list-style-type: none"> <li>• June 1</li> <li>• June 22</li> <li>• August 16</li> <li>• September 21</li> <li>• November 2</li> <li>• December 4 and January 23</li> </ul>	<ul style="list-style-type: none"> <li>• Kick-off meeting</li> <li>• Work Plan</li> <li>• Charrette Preparation</li> <li>• Charrette Summary</li> <li>• Project Boundary</li> <li>• Land Use Scenario Review – PIG 3</li> </ul>
Permitted Interaction Groups (PIGs)	<ul style="list-style-type: none"> <li>• July 12 – 20</li> <li>• July 30</li> <li>• September 20 &amp; 21</li> <li>• <b>February 26</b></li> </ul>	<ul style="list-style-type: none"> <li>• Info Compiled to Date</li> <li>• Farrington Widening</li> <li>• Charrettes</li> <li>• <b>Preferred Conceptual Land Use Scenario</b></li> </ul>



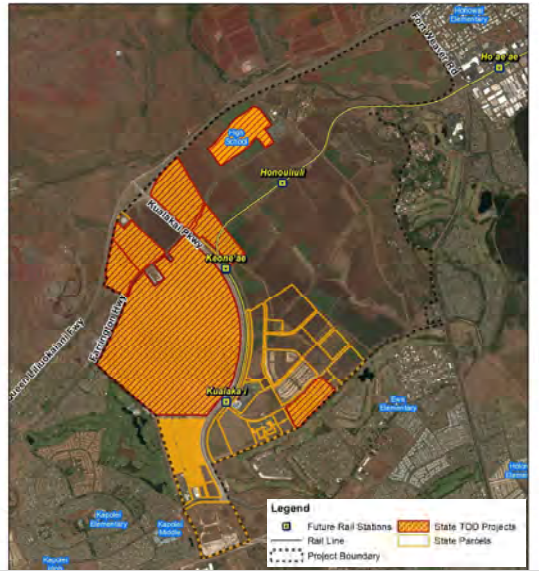
## Conceptual Land Use Scenarios: Background Information

- City and County Neighborhood TOD Plans
- Plans and Studies shared by the State, City, and private entities
- Stakeholder input from the:
  - September Charrette
  - Homework and follow-up

**Reminder:** The project is focused on infrastructure needs and financing. The discussions in this meeting are based on conceptual land use scenarios to identify density and infrastructure needs. We are looking at density, phasing, and impacts of urban design features to inform the needs and costs.



**PROJECT AREA BOUNDARY: EAST KAPOLEI STATE LANDS**



## Charrette Input: East Kapolei



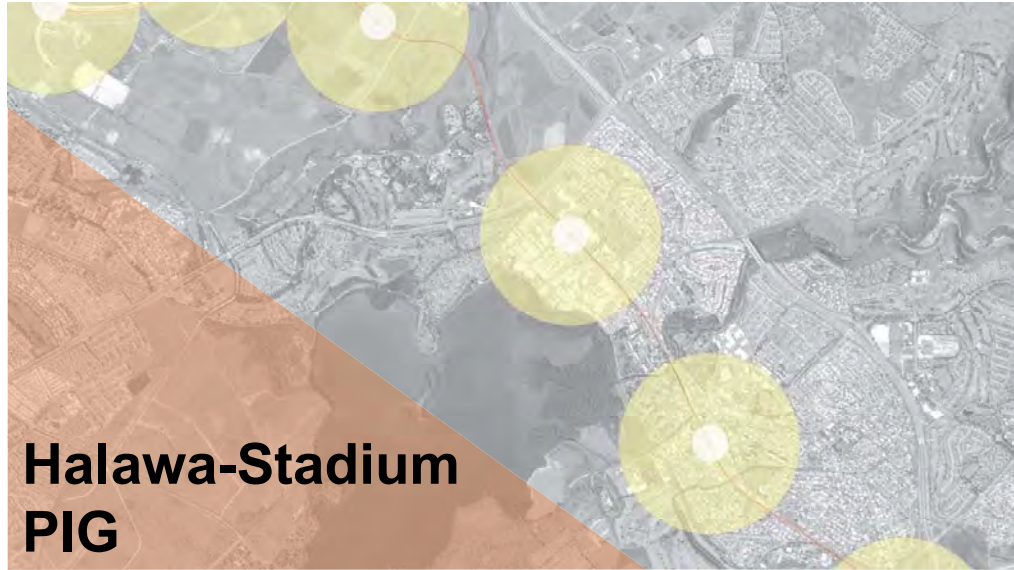
## Charrette Input: East Kapolei Summary

Frequency	Major Categories	Examples of Comments
17	Infrastructure	Access, no grade separation
12	Connectivity	Distribute traffic, complete streets, ped/bike crossings
10	Development/Planning	Don't turn backs on Kualakai
8	Community Atmosphere	Opportunities to reduce sound so no sound walls
5	Environment	Bridge/Incorporate Gulches – green corridors, cooling interpretive
3	Rail Stations	Commercial Hubs
	Residential	Mixed Use Town/Gown Hub
Tied at 2	Ownership	Common vision for key development zone
	Economy	Create a commercial hub/center of action

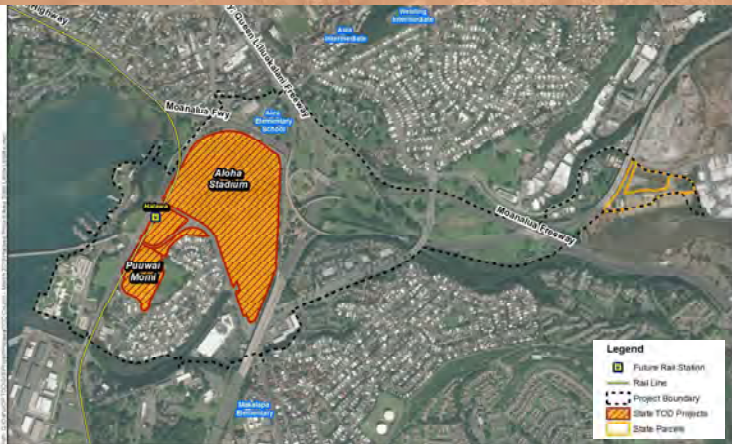


## Preferred Land Use Scenario Refinement: East Kapolei

- ✓ Update estimated development, conceptual land uses, and estimated phasing for landowners
- ✓ Further coordination with City on TOD Neighborhood Plan



## Project Area Boundary: Halawa-Stadium State Lands



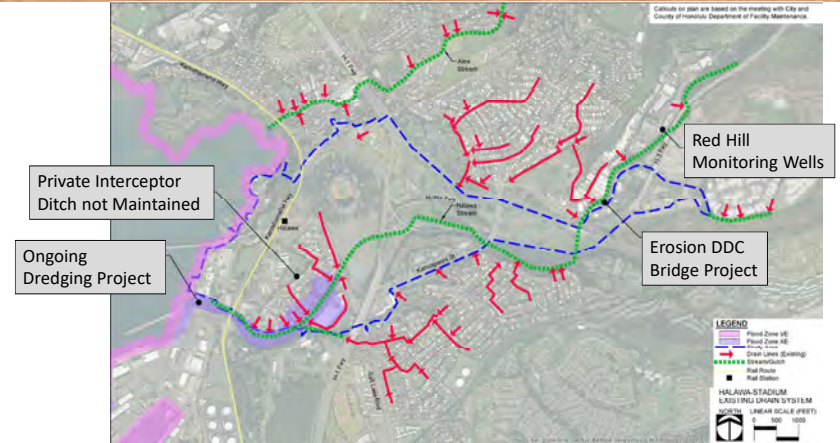
## Charrette Input: Halawa-Stadium



# Charrette Input: Halawa-Stadium Summary

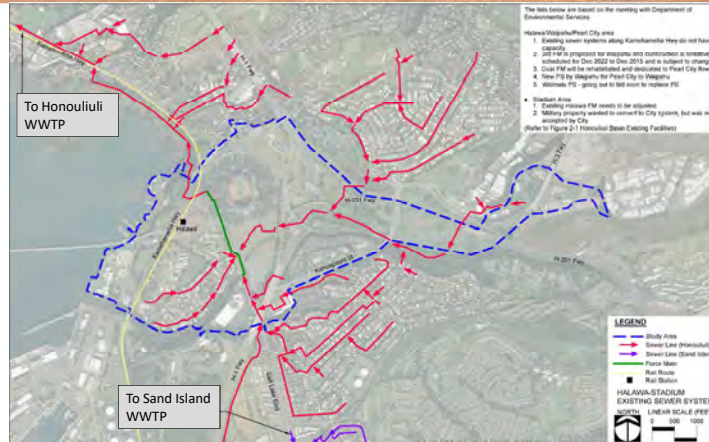
Frequency	Major Categories	Examples of Comments
42	Development/Planning	Dense Core Avoid Bifurcation of Housing types
36	Connectivity	Get across major thoroughfares Bus loops, Trails, multimodal
30	Infrastructure	Central utility systems Schools
14	Community Atmosphere	Community Plaza Adequate Green Space
Tied at 8	Environment	Connect to water
	Residential	Service Local Population
7	Ownership	Work with Federal Landowners
6	Economy	Differentiate Products

# Infrastructure: Halawa-Stadium Drainage



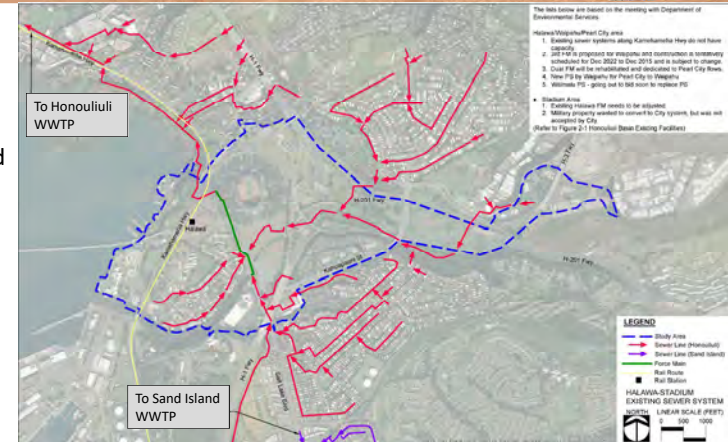
# Infrastructure: Halawa-Stadium Sewer

- Halawa / Waipahu / Pearl City
- Existing systems along Kam Hwy do not have capacity
- 3<sup>rd</sup> FM is proposed for Waipahu; construction tent. scheduled for Dec. 2022 (subject to change)
- Dual FM will be rehabilitated and dedicated to Pearl City flows
- New PS by Waipahu for Pearl City to Waipahu
- Waimalu PS going out to bid soon

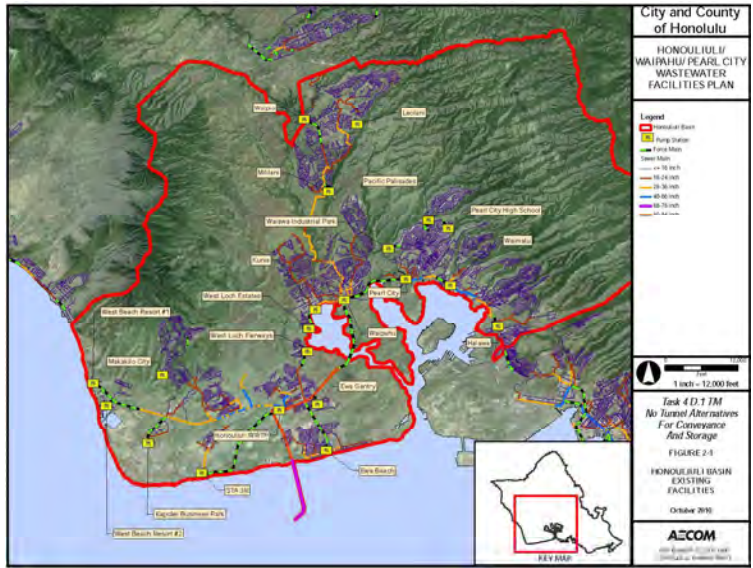


# Infrastructure: Halawa-Stadium Sewer (cont.)

- Stadium Area
- Existing FM needs to be adjusted
- Military property wanted to convert City system, but was not accepted by City



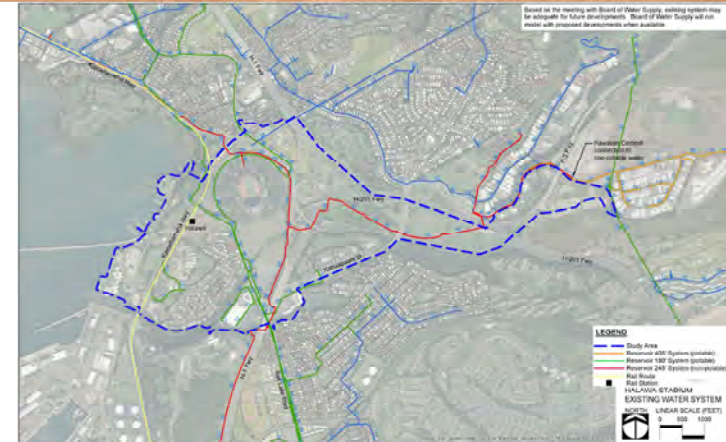
## INFRASTRUCTURE: HALAWA-STADIUM WASTEWATER



## Infrastructure: Halawa-Stadium Water

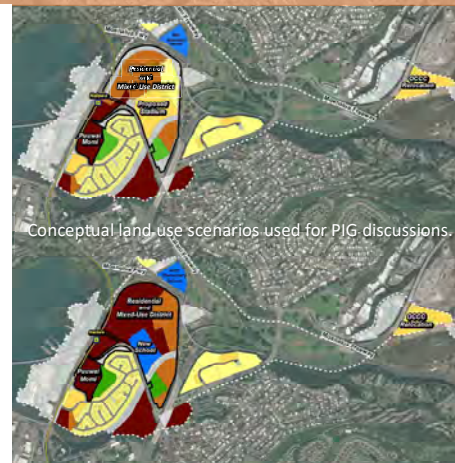


- Existing system may be adequate for future developments
- BWS will model with proposed developments when development information is available



## Preferred Land Use Scenario PIG Recommendations: Halawa-Stadium

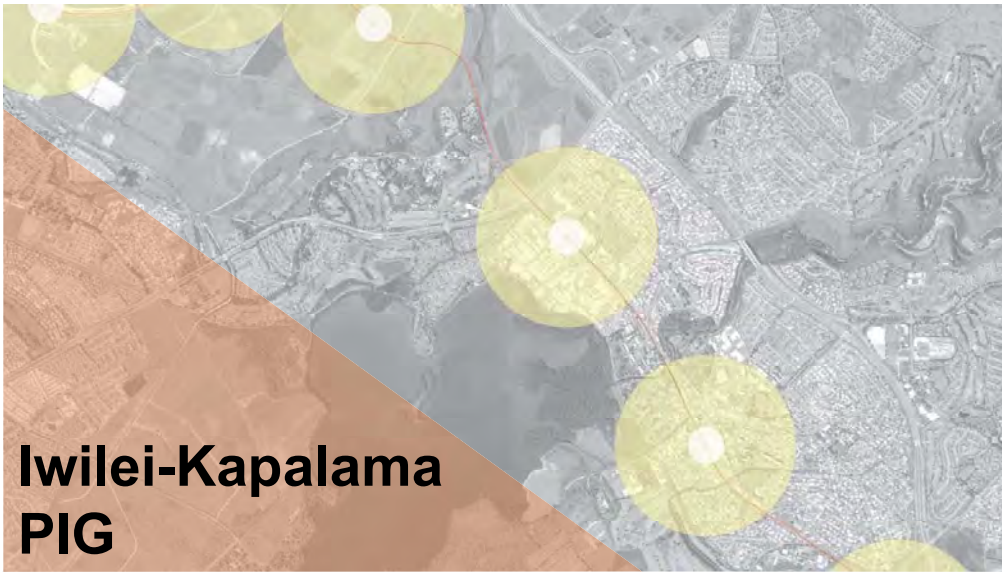
- ✓ Stadium redevelopment on site with additional ancillary mixed-use development
- ✓ Pu'uwai Momi at maxed out density
- ✓ At least one new DOE School
- ✓ Assume OCCC Relocates to Halawa



## Preferred Land Use Scenario Refinement: Halawa-Stadium

- ✓ Update estimated development, conceptual land uses, and estimated phasing for landowners
- ✓ Combine concepts from TOD Neighborhood Plan
- ✓ Connectivity with region
- ✓ What can currently be accommodated, timing for additional facilities
- ✓ Vertical School vs current BOE standards
- ✓ Pearl Harbor Security





## Project Area Boundary: Iwilei-Kapalama State Lands



## Charrette Input: Iwilei-Kapalama



## Charrette Input: Iwilei-Kapalama Summary

Frequency	Major Categories	Examples of Comments
53	Development/Planning	Sea level rise strategy applied Green spaces
30	Infrastructure	Control sea level rise Challenge to finance district
24	Connectivity	Hierarchy of streets Improve connections
14	Community Atmosphere	Focal point for community Programmatic connection
10	Economy	Fishing and Artisan villages
8	Residential	Mixed use with housing above other uses
7	Environment	Bioswales; Green corridors for flood retention
3	Ownership	District wide collaboration
2	Natural Hazards	Sea level rise underutilized
1	Rail Station	Retail / amenities at transit stations



# Infrastructure: Iwilei-Kapalama Drainage



Flooding in the Iwilei area is due to the following issues:

- Inadequate capacity of the existing drainage system
- Tidal effect may also contribute to flooding
- Only 1 of 2 private pumps works
- Plugged shallow drain and broken drain line



# Infrastructure: Iwilei-Kapalama Sewer



- Awa Street Pump Station, force main, and sewer system improvements
  - Phase 1 (including Waiakamilo Road relief sewer line)
  - Phase 2 (including pump station upgrades)
- Hart Street Pump Station, Phase 3



# Infrastructure: Iwilei-Kapalama Water

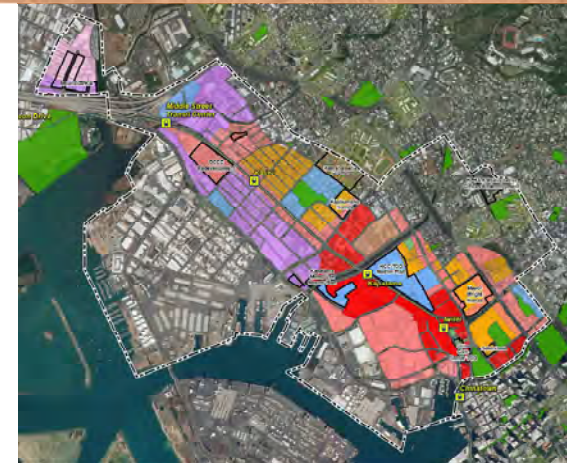


- Existing system may be adequate for future developments
- BWS will model with proposed developments when development information is available



# Preferred Land Use Scenario PIG Recommendations: Iwilei-Kapalama

- ✓ Baseline = TOD identified zoning without Sea Level Rise
- ✓ Order of magnitude costs for the region, assuming TOD Zoning is not applied to the portion impacted by SLR
- ✓ Two 3-acre DOE sites
- ✓ Assume OCCC Relocates to Halawa and the property is rezoned for TOD



## Preferred Land Use Scenario Refinement: Iwilei-Kapalama

- ✓ Update estimated development, conceptual land uses, and estimated phasing for landowners
- ✓ Lifecycles of horizontal infrastructure versus buildings
- ✓ Consequences of not providing infrastructure for areas impacted by SLR
- ✓ How do you prioritize?



**Next Steps**

### NEXT STEPS / SCHEDULE

#### Next Steps:

- Land Use Scenario Refinement for Phase 2

#### Schedule for Phase 2:

- May 2019, Discuss Preferred Land Use Scenario, Cost, and Timing of Projects (PIGs Regrouped)
- July 2019, Discuss Financing and delivery of Preferred Land Use Scenario and Determine Approach
- August 2019, Discuss Preferred Implementation Plan and Schedule for Critical Path Analysis

For requests for materials and project or PIG-related questions, please contact [dbedt.op.lud@hawaii.gov](mailto:dbedt.op.lud@hawaii.gov) or Rodney Funakoshi at: [rodney.y.funakoshi@hawaii.gov](mailto:rodney.y.funakoshi@hawaii.gov)

If you have additional comments, thoughts, or materials to share, please e-mail Nathalie Razo at: [nrazo@pbrhawaii.com](mailto:nrazo@pbrhawaii.com)

**Thank you,  
any questions?**