



Transit-Oriented Development Study

Honolulu Community College

State TOD Council
Presentation

June 2019



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SYSTEM

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HONOLULU
COMMUNITY COLLEGE



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Agenda

- Summary of HCC TOD Report
 - Discussion of Background
 - Future Development Considerations
 - Short-Term Options and Concepts (1-20 Years)
 - Long-Term Options and Concepts (20-40 Years)
 - Project Delivery Considerations



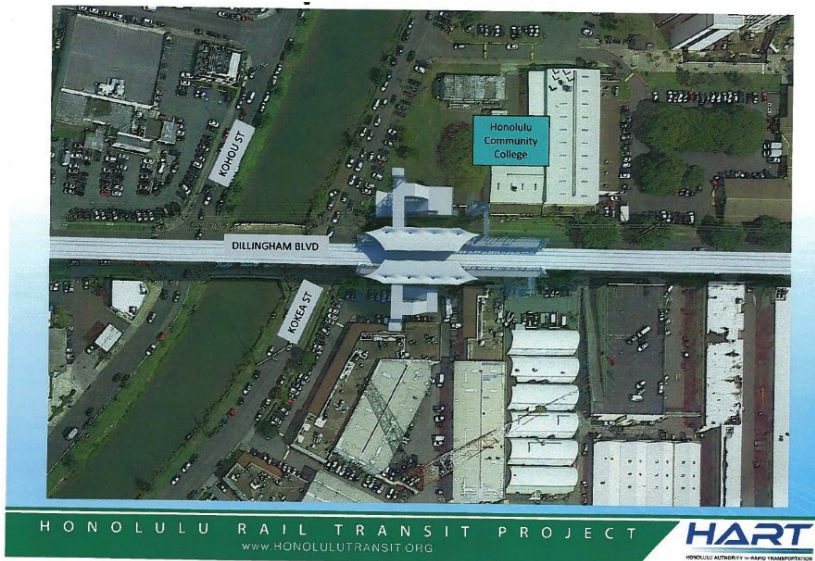
Funding and Purpose

- PURPOSE:

- Act 130 (SLH 2016) creates the Hawai'i Interagency Council for Transit-Oriented Development to promote effective and efficient TOD planning and coordination among State agencies and counties.
- Act 124 (SLH 2016) appropriated \$500,000 to OP for TOD studies on State lands.
- OP awarded funds based on TOD catalytic projects: Aloha Stadium, East Kapolei, Honolulu Community College (HCC).
- OP awarded \$100,000 to UH to explore broad State TOD and options for the HCC campus.
- UH contracts HHF Planners to undertake a TOD Study which includes site planning, focused research, and consultation to refine land uses and improvements on the western end of the HCC campus directly affected by the Kapālama transit station.

HCC TOD Study Background Sections

- Intent is to Build on HCC LRDP and PRU Modification
- Kapālama Rail Station planned on Kōkea-Dillingham corner

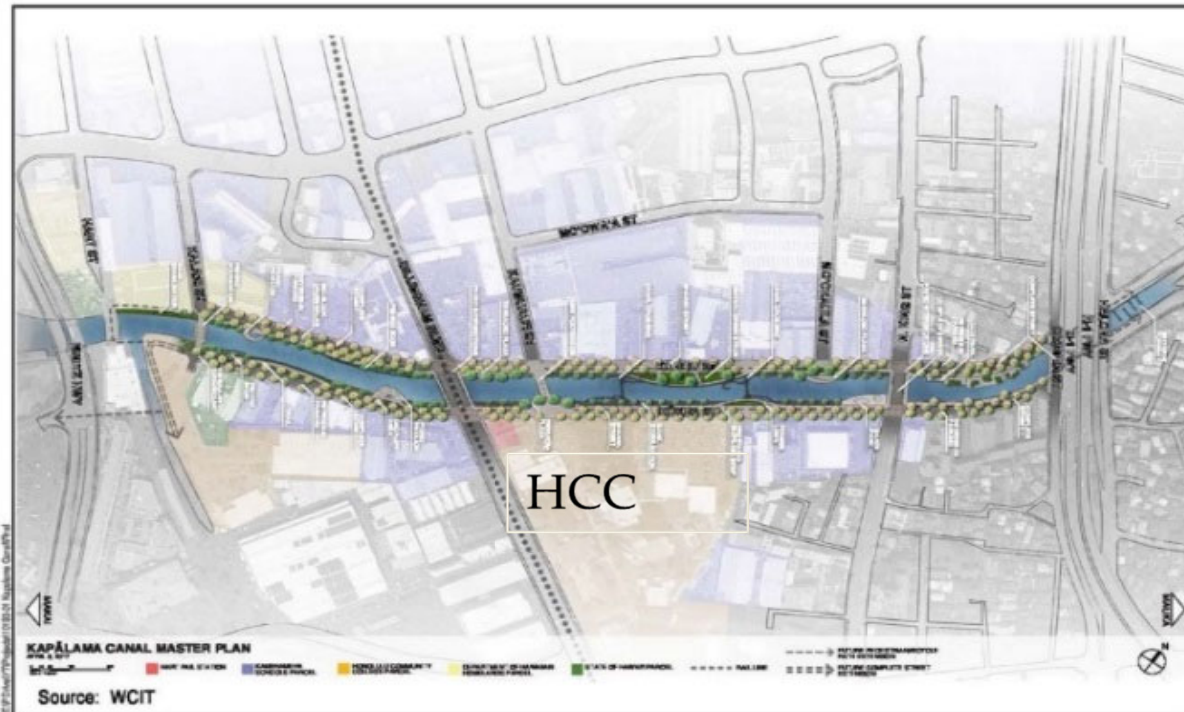


Source: HART



HCC TOD Study Background Sections

- Kapālama Canal Catalytic Project
 - City project
 - Intended to be catalyst for redevelopment



Source: City and County of Honolulu, Kapālama Canal Catalytic Project EISPN

HCC TOD Study Background Sections

- Land Use and Zoning
 - Kalihi TOD Plan envisions higher building heights and densities
 - HCC would continue to be governed by PRU.



Source: City and County of Honolulu, Kalihi TOD Plan



HCC TOD Study Background Sections

- Infrastructure

- The City's Iwilei-Kapālama Infrastructure Needs Assessment estimates infrastructure needs in the range of \$760 to \$910 million (in 2017 dollars). Roughly one-third has been already funded or programmed by the City.
- Implementation and financing strategy being formulated by the City. Evaluating potential revenue through a Community Facilities District and/or Improvement District. Private provision of regional infrastructure would be of community benefit which may qualify projects for higher building heights and densities.



HCC TOD Study Background Sections

- Some general observations from development interests
 - Significant development potential in Kapālama but interest at this time is tempered due to unknowns, uncertainties.
 - Market demand is limited at the present time due to infrastructure limitations and competitive options.
 - HCC should leverage its unique assets to maximize TOD-related value.
- **HCC's Long Range development options depend on the ability to resolve offsite infrastructure deficits, clean up the canal, and bring the train system into full operation.**



HCC TOD Study Background Sections

- UH System Guidance through Integrated Academic and Facilities Plan.
 - Entire mission of UH System addressed without undue duplication or inter-campus competition.
 - Respect the mission of each campus while maximizing opportunities.
 - Look for creative ways to leverage TOD opportunities
- HCC Concerns, Issues
 - Small urban campus, space challenged.
 - Campus security is an issue.
 - Significant transition time each school day.
 - Basic question: What TOD options are appropriate for HCC?



What are HCC's Unique Qualities?

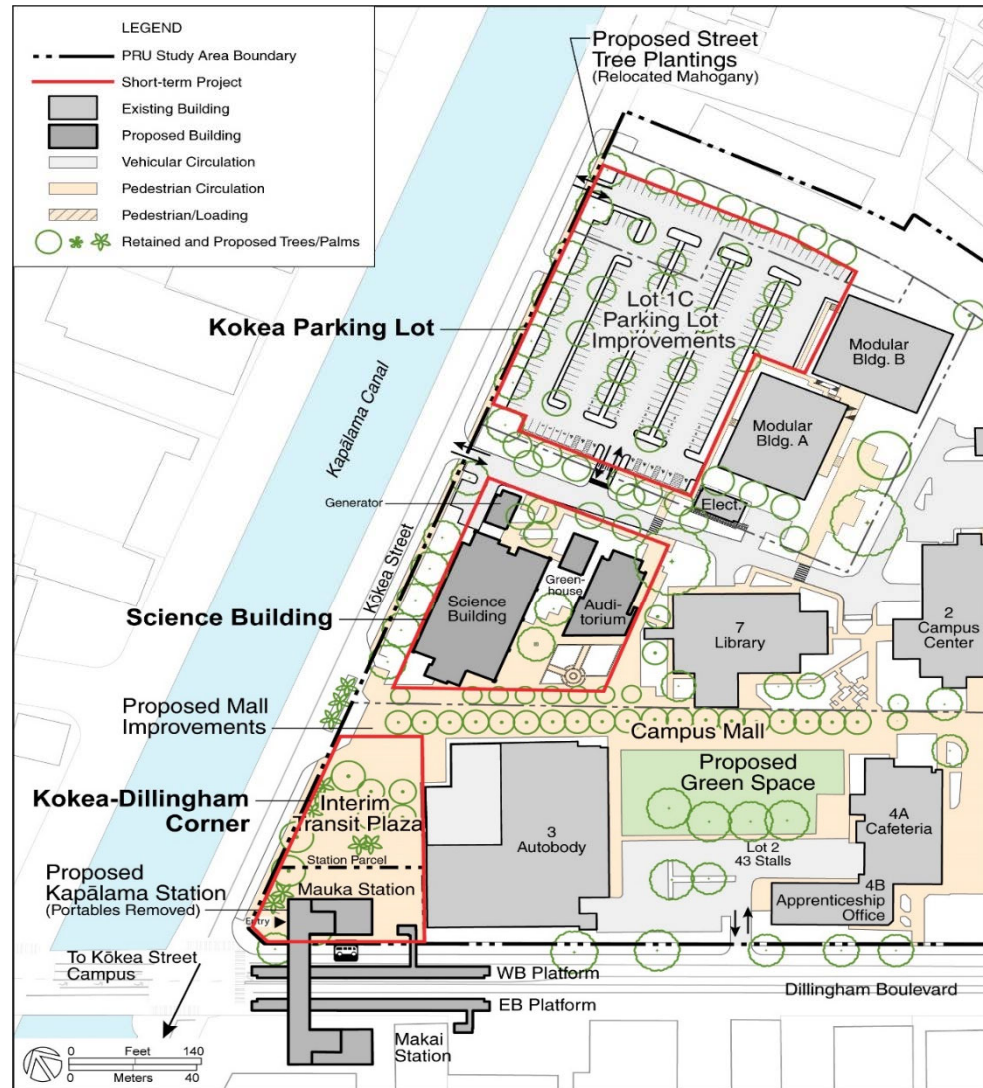
- HCC is the closest college in the UH system to Downtown Honolulu.
- HCC is near the center of a major planned redevelopment area of the City – a district that will transform into the highest density area served by an UH campus. Value of air rights.
- HCC is well known for many of its liberal arts and trades and technical programs (e.g., apprenticeship training, Music & Entertainment Learning Experience (MELE), Pacific Center for Advanced Technology Training (PCATT), Fashion, etc.).
- What programs can benefit from the accessibility provided by transit where it has a unique competitive advantage?



Future Development Considerations

- Possible development considerations and concepts are discussed as short-term and long-term projects.
 - Short-term - 1 to 20 years
 - Long-term – 20 to 40 years
- HCC LRDP and PRU Modification is baseline development scenario.
- Over time, Kapālama will transform into a high density neighborhood. The pace of changes, however, is uncertain (e.g. 40 plus years for Kaka'ako).
- **TOD Study presents options and concepts for consideration as changes to the Kapālama neighborhood take place over time.**

Short-term Projects (1-20 years)



HONOLULU COMMUNITY COLLEGE PLAN REVIEW USE – APPLICATION FOR MODIFICATION



Short-term Project Location Map

Kōkea Parking Lot

- Project in process.
- Lot 1C – 150-160 stall at-grade parking lot.



Science Building

- Included in HCC LRDP and 2012 PRU Modification
- 3 story 48,000 sf building housing HCC's Natural and Physical Science programs.



Source: HCC Plan Review Use Permit



Construction period challenges

- HART utility relocation, guideway and station construction; Kapālama canal dredging and bank stabilization, Lot 1C and ATTC construction – all occurring in the 2019-24 time period.
- Need to develop a construction mitigation plan to keep campus accessible.
- Robust communications: construction updates to faculty, students, general public on timely basis. Website, email, social media.
- Clear directions and access information. Directional signs can be helpful. Consider establishing carpool, vanpool, or shuttle bus.
- Investigate flextime or revisions to class schedules which would reduce travel during peak hours.
- Encourage telecommuting for staff or distance learning for students.
- Maintain the campus in a clean and neat condition during the construction period.
- Consider creative promotions or events to keep everyone aware that HCC is open for business.

Source: Adapted from “How to Thrive During Road Construction”, Minnesota DOT; and “Road Construction Survival Guide”, City of Madison.

Short Term Concepts (1-20 years) – Kōkea Dillingham

- **Besides traffic coming and going from HCC, need other reasons transit riders would either get on or off at Kapālama Rail Station.**
- Pop-up Commercial is a possibility to drive some retail revenue and activate the spaces next to the transit station.

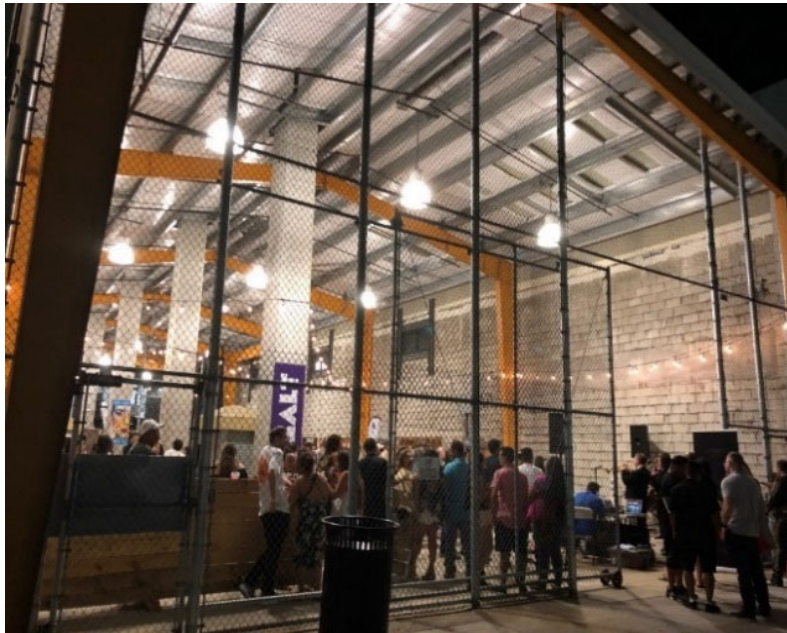


Special weekly events such as Farmer's Markets could draw community members and increase revenue opportunities for local vendors.

Source: Kamuela Farmer's Market

Short-Term Concepts (1-20 years) - Kōkea-Dillingham

- Special HCC events, such as a computer fair, job fair, fashion show, concerts could be considered.



SALT at Kaka'ako holds monthly pop-up events featuring local vendors and retailers in an open warehouse type structure.

Source: HHF Planners

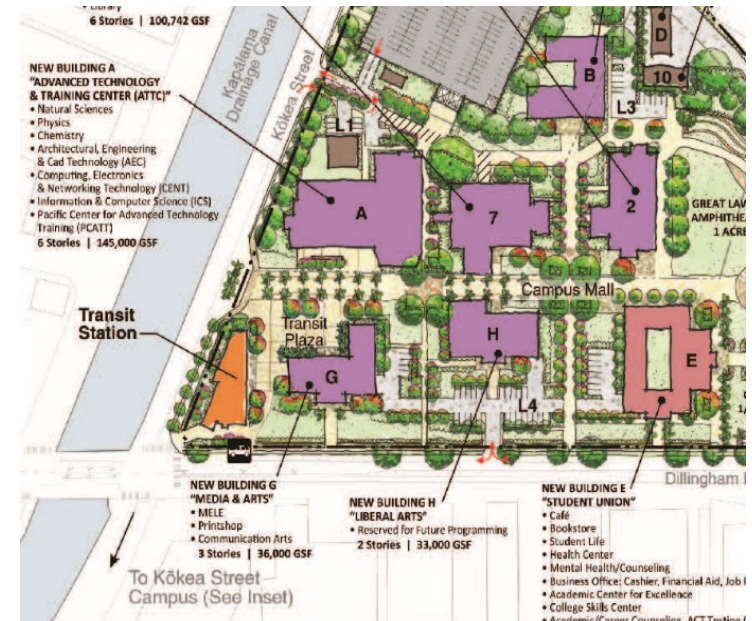
Short-Term Concepts (1-20 years) - Kōkea-Dillingham

- Creation of a plaza/gathering space along the Kōkea frontage(w/~3,000 SF retail).
- Could be a key gathering place with commercial, retail, eating and drinking.



Long Term Concepts (20-40 years) – Kōkeā Dillingham corner

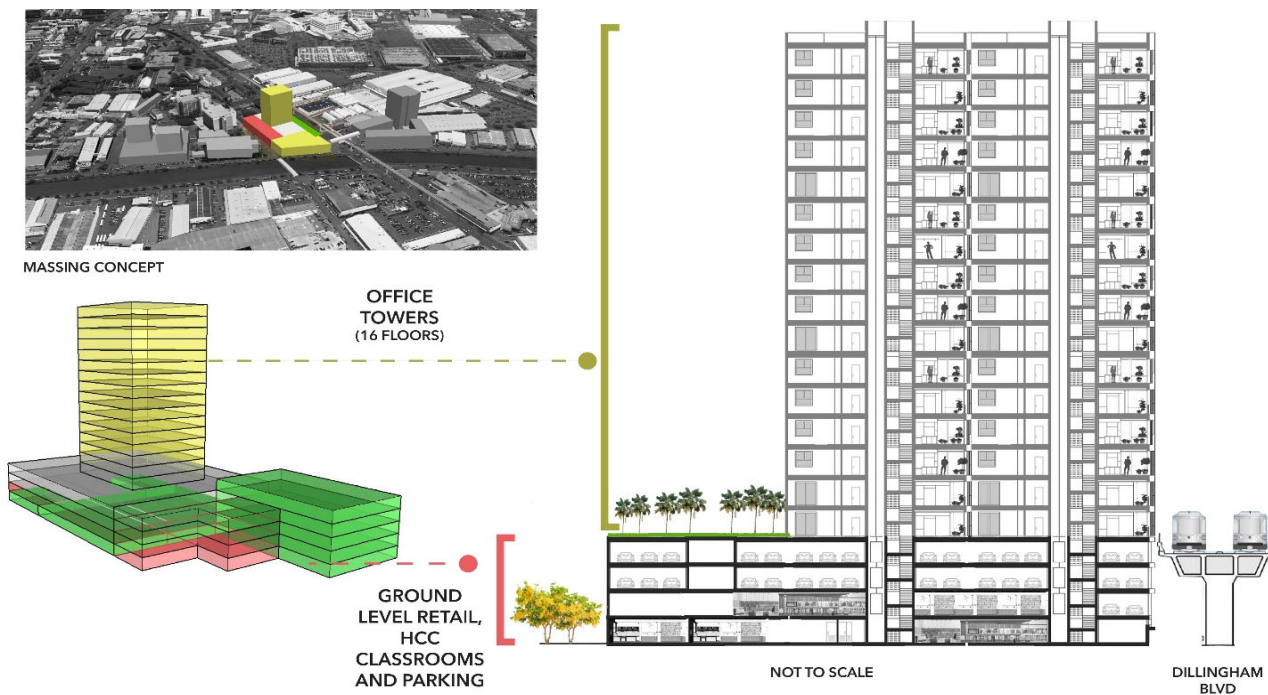
- 2011 HCC LRDP envisions Media and Arts Building at Kōkeā – Dillingham (an outward facing program).
- **While the Media and Arts Building complies with the general urban form and dynamic of the existing HCC campus, the Kapālama neighborhood would likely be transforming into higher density over time and the site may be more appropriate for higher density campus-related uses**
- Land adjacent to the rail station will become more valuable with higher permissible heights and densities. Highest and best use through increased vertical expansion should be considered.



Source: HCC LRDP

Long Term Concepts (20-40 years)– Kōkea Dillingham corner

- Higher heights and densities can translate into a number of possible variations.
- Theoretical massing model on a 2.3-acre site



Source: HHF Planners

Long Term Concepts (20-40 years)– Kōkea Dillingham corner

- Various options and possibilities:
 - Take advantage of proximity to transit station. Upper level concourse is a possibility.
 - Kōkea-Dillingham corner a prime spot for commercial, retail, gathering, socializing.



A photosimulation depicting high density development options for the Dillingham and Kokea corner.

Source: HHF Planners

Long Term Concepts (20-40 years)– Kōkea Dillingham corner

- Upper floors of podium – HCC classroom space, garden offices.
- Parking needs and demand will likely decrease over time.
- Tower could include variety of mixed use, including HCC classrooms.
- Top level of podium could be landscaped open space.

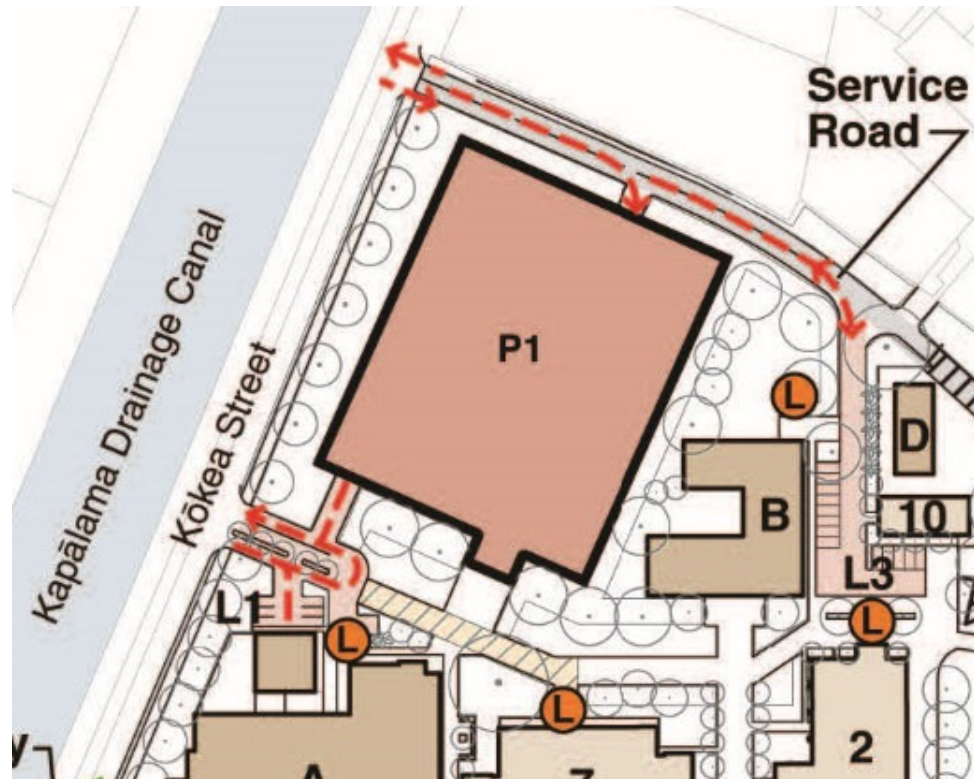


Landscaped open space can be a valuable amenity.

Source: HHF Planners

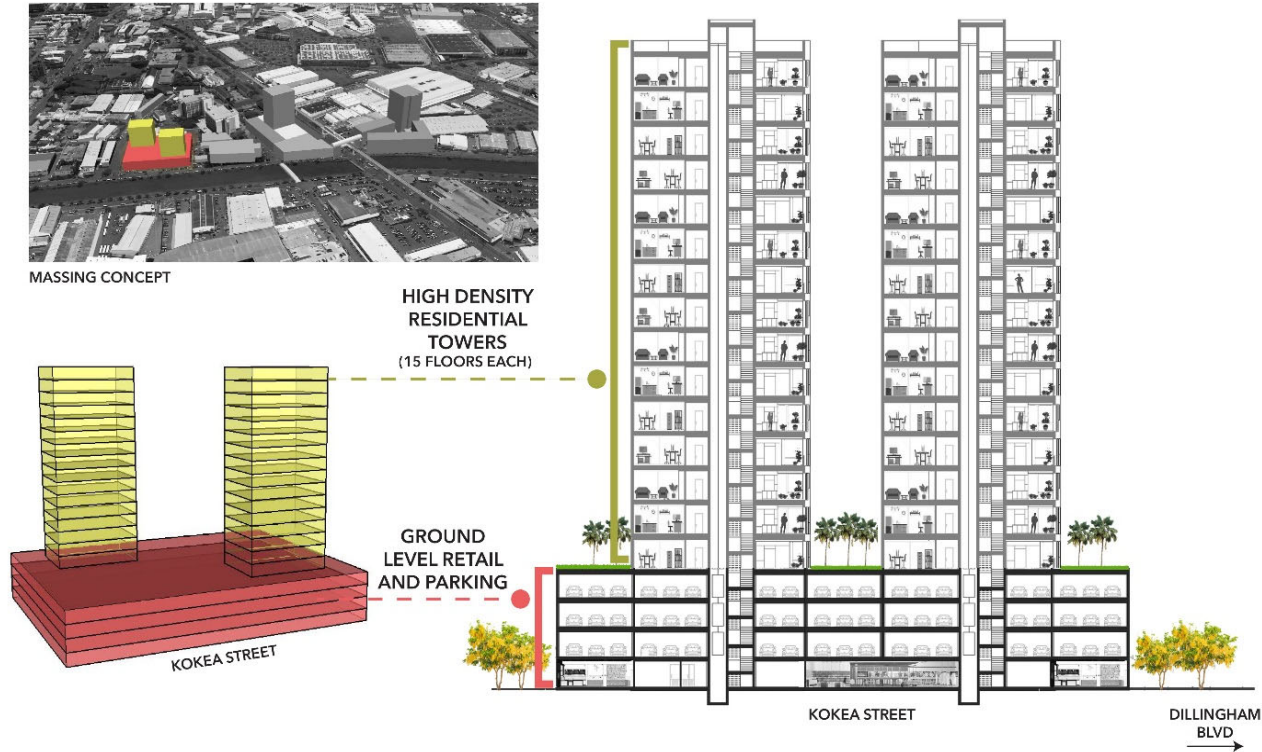
Lot 1C Long-Term Concepts (20-40 years)

- LRDP calls for a new P3 financed, four story 770-stall parking structure. Envisioned as one of two parking structures for campus users with additional capacity for integrated mixed-use development.
- \$33.6 million (2010 dollars) construction cost.



Lot 1C Mixed Use Development Concept

- Mixed Use Concepts on 3.2 acre site.



*3D massing model and graphic depiction of possible Kōkea Parking Lot 1C development option.
Source: HHF Planners*

Lot 1C Mixed Use Development Concept

- Various Options and Possibilities:
 - Ground floor could be Innovation/Maker space conveniently located next to the Science Building.
 - HCC classroom and lab space.
 - Commercial retail around exterior portions of ground level.

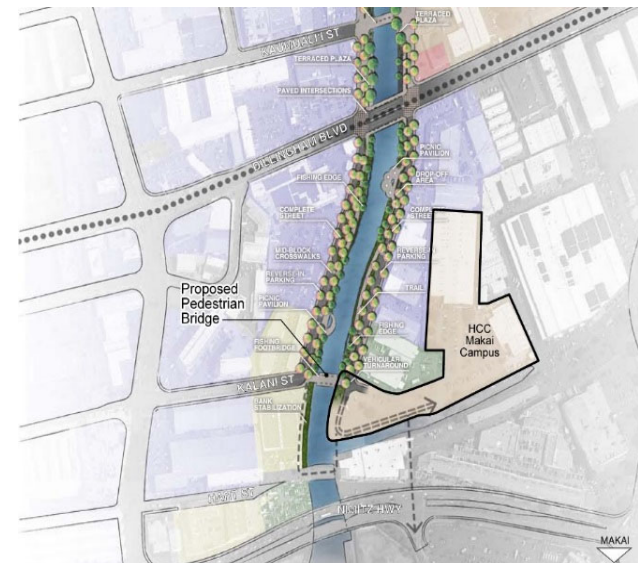


Parking structure in Glendale, CA is set back from the street in order to minimize perception of height and bulk.

Source: Urban Land Institute, 2003

Long Term Options (20-40 years)– Makai Campus

- **Higher density redevelopment in this portion of Kapālama would likely occur further into the future than the HCC Mauka campus.**
- Long-term options for the Makai Campus:
 - Replace/renovate buildings as appropriate.
 - Consolidation with neighboring parcels to form a larger more regular sized property may enable higher density redevelopment. Any consolidation should be evaluated in terms of TOD options appropriate to HCC and the UH System as a whole.



Source: Kapālama Canal EIS Preparation Notice



Project Delivery

- The Regent's IAFP policy respects each campus mission while maximizing opportunities, including through the use of P3 as a project delivery option.
- Strategic decisions on TOD and P3 for UH should be coordinated to maximize transit readiness.
- Solicitation and feedback from all the campuses are paramount.
- Public and community groups need to be involved.



Summary

- **HART construction on Dillingham Boulevard next 4-6 years will cause hardship. Damage control strategies need to be formulated and implemented.**
- **Interim/lower cost uses to take advantage of initial TOD traffic should be considered to benefit the campus (i.e., short term plan).**
- **Long term TOD-related development potential which would leverage HCC goals and aspirations need to be considered including evaluation of development options and identification of potential development partners.**

Thank you for your attention!

