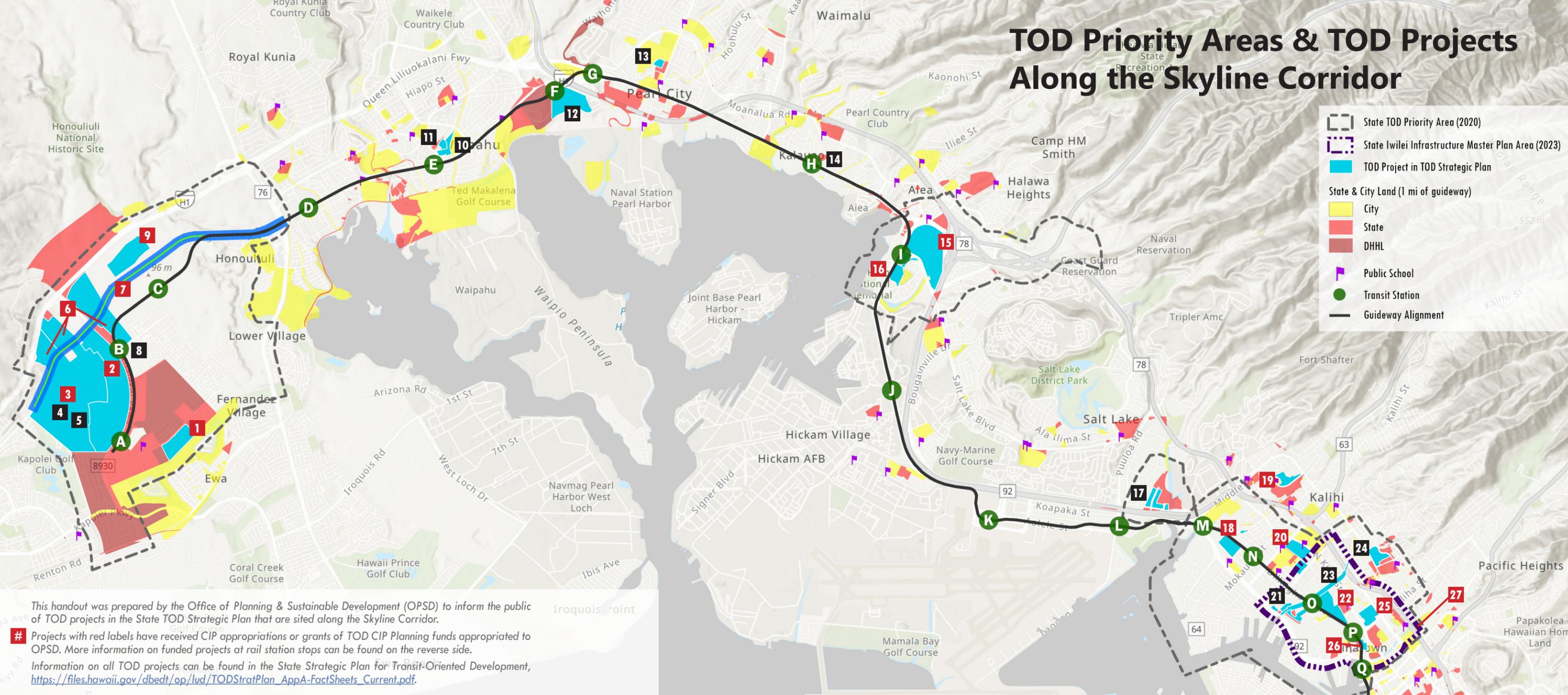


TOD Priority Areas & TOD Projects Along the Skyline Corridor

Legend

- State TOD Priority Area (2020)
- State Iwilei Infrastructure Master Plan Area (2023)
- TOD Project in TOD Strategic Plan
- State & City Land (1 mi of guideway)
 - City
 - State
 - DHHL
- Public School
- Transit Station
- Guideway Alignment



This handout was prepared by the Office of Planning & Sustainable Development (OPSD) to inform the public of TOD projects in the State TOD Strategic Plan that are sited along the Skyline Corridor.

Projects with red labels have received CIP appropriations or grants of TOD CIP Planning funds appropriated to OPSD. More information on funded projects at rail station stops can be found on the reverse side.

Information on all TOD projects can be found in the State Strategic Plan for Transit-Oriented Development, https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf.

State & City TOD Projects in State TOD Strategic Plan

- A Kualaka'i | East Kapolei Station**
- 1 DHHL Kauluokahai Increment II-A TOD, Multi-Family/Commercial
- B Keone'ae | UH West O'ahu Station**
- 2 UH UH West O'ahu University District
 - 3 UHWO UHWO Long Range Development Plan
 - 4 UHWO UH West O'ahu TOD Infrastructure
 - 5 UHWO UH West O'ahu Multi-Campus Housing
 - 6 DLNR East Kapolei Master Development Plan
 - 7 HDOT Farrington Highway Widening
 - 8 HCDA East Kapolei TOD Parking Infra Plan
- C Honouliuli | Hoopili Station**
- 9 DOE East Kapolei High School

- D Hō'ae'ae | West Loch Station**
- E Pouhala | Waipahu Transit Center**
- 10 HHFDC/DAGS/DOE Waipahu Civic Center TOD Project
 - 11 HPHA Ho'olulu and Kamalu Redevelopment
- F Hālaulani | LCC Station**
- 12 UH-LCC UH Leeward Comm College TOD Master Plan
- G Waiawa | Pearl Highlands Station**
- 13 HPHA Hale Laulima Homes
- H Kalauao | Pearlridge Station**
- 14 CCH Pearlridge Bus Center/TOD Project

- I Hālawā | Aloha Stadium Station**
- 15 SA/DAGS Aloha Stadium Redevelopment (NASED)
 - 16 HPHA Pu'uwai Momi Homes Redevelopment
- J Makalapa | JB Pearl Harbor-Hickam Station**
- K Lelepaua | DKI International Airport Station**
- L Āhua | Lagoon Drive Station**
- M Kahauiki | Middle Street-Kalihi Transit Center**
- 17 DHHL Moanalua Kai Conceptual Plan
- N Mokauea | Kalihi Station**
- 18 PSD/DAGS OCCC Site Redevelopment
 - 19 HPHA Kuhio Park Terrace Low-Rises and Kuhio Homes
 - 20 HPHA Kamehameha and Ka'ahumanu Homes

- O Niuhelewai | HCC-Kapālama Station**
- 21 DHHL Kapālama Project Conceptual Plan
 - 22 UH-HCC UH Honolulu Community College TOD Study
 - 23 CCH Kapālama Canal Catalytic Project/Linear Park
 - 24 HPHA School Street Admin Offices Redevelopment
- P Kūwili | Iwilei Station**
- 25 HPHA Mayor Wright Homes Redevelopment
 - 26 HHFDC/DAGS Liliha Civic Center Mixed-Use Project
 - 27 HHFDC State Iwilei Infrastructure Master Plan
- Q Hōlau | Chinatown Station**
- R Kuloloia | Downtown Station**
- S Ka'ākaukukui | Civic Center Station**
- 28 HHFDC 690 Pohukaina
 - 29 DOE Pohukaina Elementary School

- T Kūkuluāe'o | Kaka'ako Station**
- 30 HCDA Nohona Hale
 - 31 HCDA Ola Ka 'Ilima Artspace Lofts
 - 32 HCDA Hale Kewalo Affordable Housing
 - 33 CCH Blaisdell Center Master Plan
- U Kālia | Ala Moana Station**
- 34 HHFDC/JUD Hale Kalele Rental Housing/Juvenile Service Center
 - 35 HPHA Makua Ali'i and Paoakalani

Major Projects at Skyline Opening Stations

A Kualaka'i | East Kapolei Station

- 1** DHHL
Kauluokahai Community & Inccrem II-A TOD Project

Kauluokahai Master Planned Community will provide single-family & multi-family homes for native Hawaiian beneficiaries. Inccrem II-A TOD is planned as a mixed-use affordable multi-family rental complex with commercial or institutional uses.

Kauluokahai Inccrem C/D/E/F—2022 \$138M onsite & backbone infrastructure; RFQ for developer. Inccrem II-A TOD—2022 \$14M onsite infrastructure RFP in 2023 for developer/operator.

- 2** UH System
UHWO University District Lands (UDL)

Development of approx 175 ac of non-campus lands to create a vibrant, mixed-use community that is integrated and complements the UHWO campus; 5,000+ residential units not including campus housing with 1M sq ft of commercial uses. Urban Design Plan being updated to incorporate TOD design principles & density to streamline City reviews of UDL projects.

Phase 1: 53 ac with/adjacent to existing infrastructure, 1,000 res units, 330K SF of commercial.

2021 UHWO \$125K TOD CIP Planning Grant: Urban Design Plan update.

2022 UH \$250K TOD CIP Planning Grant: UDL dev feasibility study.

2023 \$35M GF onsite infrastructure for 20-ac parcel in Phase 1; HCDA to procure consultant/expend funds.

- 3** UHWO
UHWO Long Range Development Plan (LRDP)

UHWO Long Range Development Plan (LRDP) being updated: focus on Makai Lands to support TOD, mixed-use potential around the rail stations; development of preferred master plan & circulation network for entire UHWO property. LRDP will guide future development to achieve a seamless town-gown community that includes campus-related rental housing.

2023 funding subject to final approval.

B Keone'ae | UH West O'ahu Station

- 4** DLNR
East Kapolei Master Development Plan

Development of four parcels slated for TOD zoning, including residential, office/commercial/retail, industrial uses; generate income to support DLNR's natural resource management and protection programs. Strategic master plan issued Dec 2020; EIS for plan underway.

2019 \$1M EIS preparation. 2021 \$300K TOD CIP Planning Grant: TOD Urban Design Plan for parcels near rail station.

- 7** HDOT
Farrington Highway Widening

Widening of highway to enhance regional roadway connectivity & mobility, increase capacity & accommodate pedestrian/bike & other multimodal transportation users, from Kapolei Golf Course Road to west of Fort Weaver Road.

2021/2022 \$120M land/construction; work on utility relocation underway; construction to begin 2024.

C Honouliuli | Ho'opili Station

- 9** DOE
East Kapolei High School

New high school for up to 3,200 students to serve East Kapolei & Ho'opili communities.

2023 \$15M CIP design, construction, ground & site improvements, equipment & appurtenances.

Other TOD Infrastructure Investments in Operating Rail Segment

HCDA/OPSD | East Kapolei Infrastructure Master Plan

Infrastructure master plan to identify public & private infrastructure improvements required to support TOD, including affordable housing & State facilities, on lands within a half-mile of 3 stations: Kualaka'i/East Kapolei, Keone'ae/UHWO & Honouliuli/Ho'opili. Plan would prioritize & schedule specific investments needed for each phase of development on State lands, to maximize TOD & housing units delivered on State lands.

2023 \$500K GF East Kapolei Infrastructure Master Plan; HCDA funds.

I Hālawā | Aloha Stadium Station

- 15** SA/DAGS
Aloha Stadium Redevelopment / Ancillary Development (NASSED)

Development of a mixed-use, live-work-play-thrive community & destination with new multi-purpose stadium as centerpiece to residential, office/commercial, hotel, and schools in surrounding district. To be developed through public-private partnership, combining the new stadium development with some or all of the surrounding district in one unified undertaking.

2019 \$20M CIP stadium & ancillary development master planning/EIS/P3 procurement & due diligence 2023 \$350M CIP design/construction stadium development; \$50M GF contingency/project management.

- 16** HPHA
Pu'uwai Momi Homes/Conceptual Master Plan

Redevelopment of public housing, including one-for-one replacement, into mixed-use, mixed-income project; new units 2,500+. Site included in HPHA RFQ for master developer to provide up to 10,000 units at selected HPHA properties statewide.

2021 \$400K TOD CIP Planning Grant for conceptual master planning.

Other Projects Underway/Funded

N Mokauea | Kalihi Station

- 18** PSD/DAGS
Oahu Community Correctional Center (OCCC) Site Redevelopment

Redevelopment of site for TOD requires relocation of OCCC to new Halawa facility & relocation of Department of Agriculture animal quarantine facility from its current Halawa site. RFI for developer for new facility in Halawa issued in 2021; preparing RFQ for issuance in 2023. Laumaka to remain at current site.

2023 \$10M CIP due diligence & plans for new facility.

- 19** HPHA
Kuhio Park Terrace Low-Rises and Kuhio Homes

Redevelopment with the objective of one-for-one replacement of the existing 174 public housing units & introducing approximately 476 additional units of affordable housing.

- 20** HPHA
Kamehameha and Kaahumanu Homes

Redevelopment of two properties into a mixed-use, mixed-income TOD neighborhood; could increase total unit count to 4,000+ units. Site included in HPHA RFQ for master developer to provide up to 10,000 units at selected HPHA properties statewide.

2022 \$350K TOD CIP Planning Grant for conceptual master planning.

O Niuhelewai | HCC-Kapālama Station

- 24** HPHA
School Street Administrative Offices Redevelopment

Redevelopment of HPHA admin office site into mixed-use community with ~800 senior rental affordable units, HPHA offices, retail, and community/multi-use space; first phase of construction to start in 2023.

2021-22 \$42.5M CIP plan/design/construction.

P Kūwili | Iwilei Station

- 25** HPHA
Mayor Wright Homes Redevelopment

Redevelopment for ~2,500 mixed-use, mixed-income residential community, including public housing replacement units, up to 80,000 SF of commercial space. Site included in HPHA RFQ for master developer to provide up to 10,000 units at selected HPHA properties statewide.

- 26** HHFDC/DAGS
Liliha Civic Center Mixed-Use Project

Development of a mixed-use project consisting of multi-family affordable housing, office space/civic center, parking, and other incidental uses; master planning & preparation of EIS underway as part of HHFDC State Iwilei Infrastructure Master Plan.

- 27** HHFDC
State Iwilei Infrastructure Master Plan

Preparation of an Infrastructure Improvement Master Plan, programmatic EIS for Iwilei Area, including Development Program & Master Plan for Liliha Civic Center site; programs/plans, together with projections of anticipated projects, will be basis for required infrastructure improvements in vicinity of Iwilei transit station.

2023 \$25M GF infrastructure design/construction.

S Ka'ākaukūi | Civic Center Station

- 28** HHFDC
690 Pohukaina

Development of a 625-unit workforce rental housing project. All units affordable to households from 30% AMI to 120% AMI. Construction to start in 2025.

\$320M project includes \$26.7M of HHFDC RHRF (Tier 1) and \$67.5M of RHRF (Tier 2).

- 29** DOE
Pohukaina Elementary School

New elementary school to be sited adjacent to 690 Pohukaina affordable housing project & Mother Waldron Park, to serve residential development in Kakaako-Ala Moana area; school parking in 690 Pohukaina parking structure.

Other Regional Infrastructure Investments

HCDA | Kalaeloa Electrical Improvements

2023 BED150: \$5M GF Implementation approach through service agreement with HECO.

