

**Hawaii Interagency Council for Transit Orientated Development**  
**TOD Project Status and Plans**  
**Report of Hawaii County**

**November 13, 2018**

**1. TOD Project Status & Plans “TOD Implementation/Investments FYs 2019-2023”**

- a. H-01- Puna: Keaau Public Transit Hub -- Park and Ride Facility.
  - 1) \$3.1 M Total --\$200K --Planning; \$400 K Design: \$2.5 M Construction.
  - 2) MTA reports “no active plans at present.”
  - 3) Transit Master Plan (2018): Table 5-3. Keaau is a recommended hub for 2025. “The Keaau Hub will include a park-and-ride lot, as well as enough room for 4 buses and passenger amenities. The hub may require land costs (not shown) if landowners are unwilling to deed sufficient space for the hub.”
  - 4) Puna CDP. Keaau Public Transit Hub is included in plan.
- b. H-02 --Puna: Keaau Public Wastewater System.
  - 1) \$5.0 M -- Total -- \$500 K Planning; \$500 K Design: \$4.0 M Construction
  - 2) Puna CDP. Keaau Public Wastewater System is included in plan.
- c. H-03- Hilo: Prince Kuhio Plaza Affordable Housing
  - 1) \$40.0 M -- Pre-Planning
  - 2) OHCD reports: No progress. Dialog with DHHL is needed “to discuss plans for their lands near Prince Kuhio Plaza (PHP).”
- d. H-04-Hilo: Prince Kuhio Plaza Transit Hub -- Park and Ride Facility
  - 1) \$3.1M -- Pre-Planning
  - 2) MTA reports: “no active plans at present”
  - 3) Transit Master Plan (2018): Table 5-3. “Prince Kuhio Plaza is a recommended hub for 2023. Upgrades include electronic signage, fare machines, and additional shelter and seating.”
- e. H-05-Hilo: Ka Hui Na Kea O Kawili Affordable Housing
  - 1) \$30.0 M -- Pre-Planning
  - 2) OHCD reports: “Lease modification is under review by County Corporation Counsel, who is negotiating with owners. DLNR Board approval needed.”
  - 3) DLNR (Sept. 2018) approved 65-year renewable land lease between Hawaii County and HKI Kawili LLC (subsidiary of Hui Kauhale Inc.) for all three parcel on which the project will be built.
  - 4) Initial site construction has been completed for about 2 years, with culverts, sewer hook ups, and driveway.
- f. H-06-Hilo: UH Hilo Expansion/Hawaii CC Campus
  - 1) No fund amount cited -- Pre Planning
  - 2) UH reports: “project is still in Pre-Planning.”

- g. H-07-Hilo: UH Hilo Commercial Mixed Use/Student Housing
    - 1) No fund amount cited – Pre Planning
    - 2) UH reports: “project is still in Pre-Planning.”
  - h. H-08-Kona: Kailua-Kona Multimodal Transportation Plan
    - 1) \$400 K – Pre-planning
    - 2) MTA: “no active plans at present.”
  - i. H-09-Kona: Old Airport Transit Station/Makaeo Transit Hub
    - 1) \$300 K – Pre Planning
    - 2) MTA: “no active plans at present”
    - 3) Transit Master Plan (2018): Table 5-3: “Recommended hub for 2024. The Kona Hub will be substantial and require additional planning and design. The location will not add land acquisition costs. This Hub should be designed to hold a customer service center, bike share, bike parking, restroom, electronic signage and bus bays for a minimum 7 buses. Potential for coordination with transit oriented development is available.”
    - 4) Kona Community Development Plan (2008). Figure 4-2(a) - Shown in plan as “Makaeo Transit Hub.”
  - j. H-10 – Kona: Ulu Wini Housing Improvements
    - 1) \$815K – Construction for FY 2019
    - 2) OHCD Reports: “Currently in last phase of renovations, which were scheduled to be completed in September 2018.”
  - k. H-11 – Kona: Kamakana Villages Senior / Low Income Housing
    - 1) Cost not noted
    - 2) OHCD Reports: Project was completed November 2017.
  - l. H-12 –Kona: Village 9 Affordable Housing
    - 1) \$250 K Plan FY 2018; \$500 K Design FY 2020; \$3 M Construct FY 2021
    - 2) HHFDC Reports: “Legislature approved \$3.5 M in DURF funds for offsite infrastructure for the Village 9 project based upon recommendation of the TOD Council.”
- 2. Request for TOD Council support of specific Hawaii County projects that are in the “Strategic Plan for Transit-Oriented Development “ December 2017 (revised August 2018) for Legislative funding, that will directly support Hawaii County Puna lava disaster recovery efforts**
- a. The Hawaii County is asking for TOD Council support legislative funding for two projects that will support the Puna lava disaster recovery effort.
    - H-01- Puna: Keaau Public Transit Hub -- Park and Ride Facility
    - H-02 –Puna: Keaau Public Wastewater System.

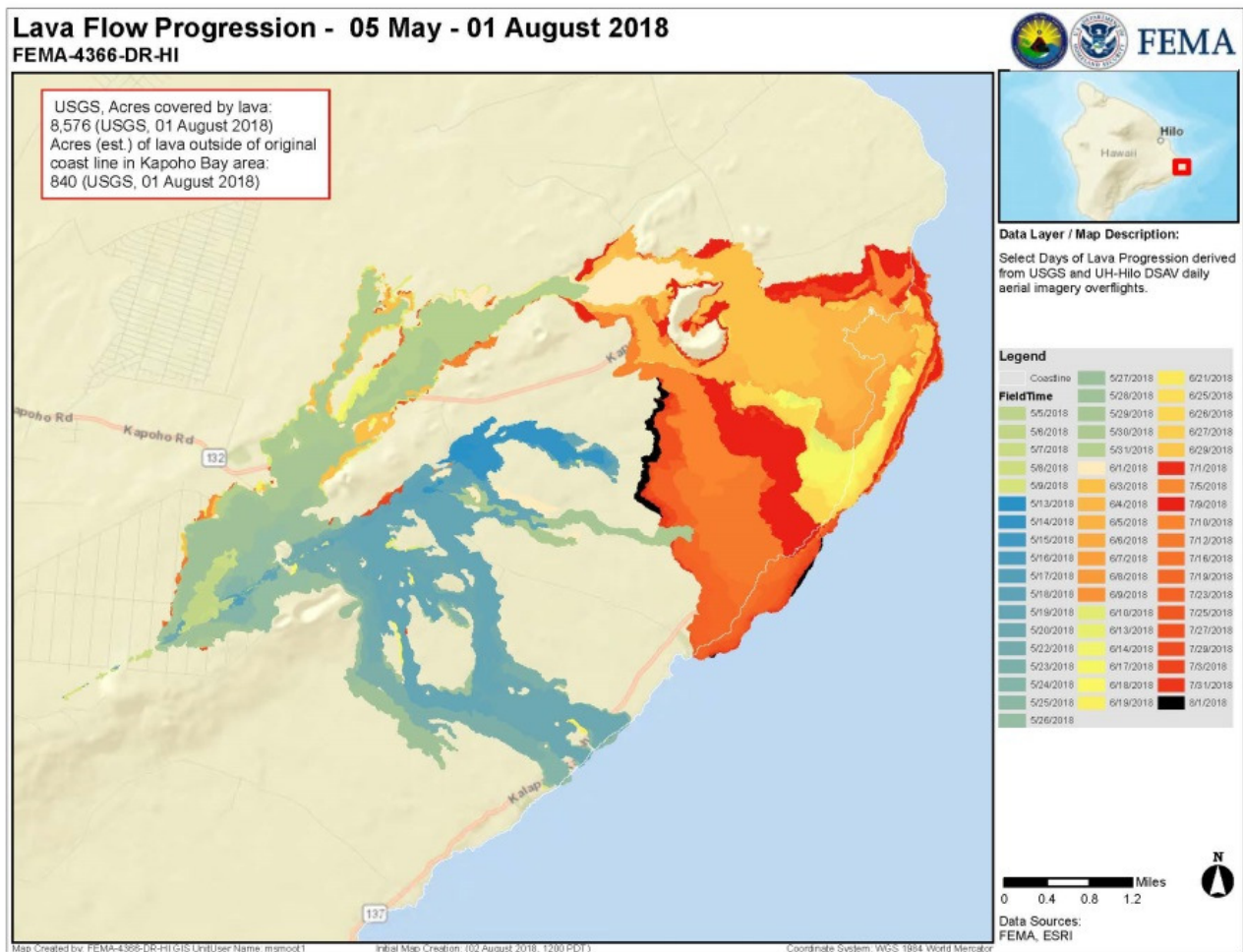
### 3. Puna Lava Disaster Recovery and Transit-Oriented Development Implementation

a. Overview: Unique Significant Impacts.

- Unlike flood or hurricane damage, there are no practical prospects to rebuild hundreds of homes and transportation networks in a region that is now buried under several feet of lava.

b. Mission:

- Restore Puna towards a vision that learns from the past and creates a thriving rural community for the future.



c. Recovery Objectives:

- 1) **Leveraged Opportunities.** Strategically optimize disaster response to meet disaster needs while achieving broader community development goals (housing, public infrastructure, community services).
- 2) **Choice.** Create a range of options and solutions to meet varying housing, economic, and infrastructure needs.
- 3) **Consistency with Community Plans.** Develop solutions relating rural development consistent with County General Plan and Puna Community Development Plan.
- 4) **Timeliness.** Act with a sense of urgency and judicious expediency that balances immediate needs with long-term consequences.
- 5) **Collaboration.** Seek opportunities to work together in order to optimize the resources of all levels of government, business, nonprofits, interfaith organizations and ongoing community engagement.
- 6) **Mitigation and Prudence.** Reduce future exposure to hazards and base decisions on best available data to account for uncertainty.

**4. Project Description**

- a. The Puna Community Development Plan (CDP) identifies Keaau as a future regional town center. The major landowner (Shipman) has developed a master plan consistent with the Puna CDP and has just submitted an Environmental Assessment to initiate rezoning. This project seeks to partner with the major landowner to facilitate advancement of their master plan as a means to increase availability of affordable housing.
- b. Project objectives:
  - 1) *Housing Choice.* Provide an urban housing choice in proximity to transportation, schools, shopping, jobs, and other services.
  - 2) *Value Capture.* Create value with rezoning, infrastructure, and public facilities. Capture a proportionate share of the added value by receiving dedication of land for housing.
  - 3) *Absorption.* Preference would be given to displaced households, then made available to overall affordable housing needs.
  - 4) *Affordable Housing Catalyst.* The project would hopefully catalyze development of subsequent phases of the master plan by the developer to meet overall affordable housing needs in a planned community.

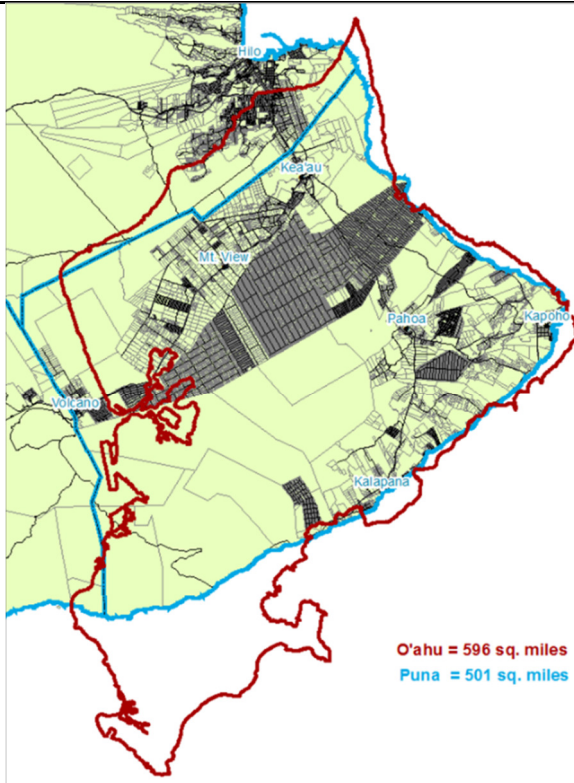


# Keaau Village Master Plan

AGENCY TOD/TRD Project Fact Sheet		November 9, 2018	
1	Agency		
2	Transit Station/Bus Stop		
3	Project Name	Kea'au Wastewater System, District of Puna, County of Hawai'i	
4	Street Address		
5	Tax Map Key/s	<div>TBD – WW Facilities</div>	
6	Land Area (acres)	TBD – WW Facilities	
7	Zoning	County zoning: RS-15. State Land Use: URBAN	
8	Fee Owner	WH Shipman Ltd	
9	Lessee/s		
10	Current Uses	Vacant	
11	Encumbrances (if any)		
12	Project Description	<p>Kea'au Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna. WH Shipman owns most of the land in the Kea'au area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Kea'au as a Regional Town Center that should contain commercial and public services that serve regional needs.</p>	
13	Site Constraints (infrastructure, arch/hist sites, etc.)	<p>Puna is an area almost the size of Oahu with very little infrastructure. Investment to improve and enhance the current and proposed URBAN cores. Like most of Puna, Kea'au lacks infrastructure, specifically wastewater facilities which are critical to the development of mix-use commercial cores where TOD centers are preferred. Investment in sewer facilities can assist in development of this TOD and provide opportunity for increased density or commercial development. Leveraging infrastructure (WW) improvements that would benefit WH Shipman could be the "trade" needed for Shipman to donate the necessary land for a transit hub and/or affordable housing close to transportation, goods, and services. Individual wastewater systems, such as cesspools and septic systems, pollute the public's surface waters and groundwater, and pose a threat to public health and safety.</p>	
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design
		Construction	
15	Project Status	Planning	



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16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Bennett Mark, bennett.mark@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports	 <p>O'ahu = 596 sq. miles Puna = 501 sq. miles</p>		

**Note:** Please email [dbedt.op.lud@hawaii.gov](mailto:dbedt.op.lud@hawaii.gov) of any changes or new information so that project information is current.


## AGENCY TOD/TRD Project Fact Sheet

November 9, 2018

<b>1</b>	<b>Agency</b>			
<b>2</b>	<b>Transit Station/Bus Stop</b>	Kea'au Main Transit Station		
<b>3</b>	<b>Project Name</b>	Kea'au Transit Hub		
<b>4</b>	<b>Street Address</b>	16-609 Old Volcano Road, Keaau HI 96749		
<b>5</b>	<b>Tax Map Key/s</b>	1-6-143: 042 – Transit Hub		
<b>6</b>	<b>Land Area (acres)</b>	3.624 Acres - Transit Hub		
<b>7</b>	<b>Zoning</b>	County zoning: RS-15. State Land Use: URBAN		
<b>8</b>	<b>Fee Owner</b>	WH Shipman Ltd		
<b>9</b>	<b>Lessee/s</b>			
<b>10</b>	<b>Current Uses</b>	Vacant, Propane Sales		
<b>11</b>	<b>Encumbrances (if any)</b>			
<b>12</b>	<b>Project Description</b>	Kea'au Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna and is ideal for locating a major transit hub. WH Shipman owns most of the land in the Kea'au area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Kea'au as a Regional Town Center that should contain commercial and public services that serve regional needs.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Puna is an area almost the size of Oahu with very little infrastructure. Parcels are often located on substandard private roadways with minimal connectivity and multimodal options. Having one of the lowest per-capita income levels along with being one of the fastest growing areas in the State requires unique strategies to create options for this disadvantaged community. Investment to improve and enhance the current and proposed URBAN cores is necessary to provide community services closer to large subdivisions and population base.		
<b>14</b>	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
<b>15</b>	<b>Project Status</b>			
<b>16</b>	<b>Consultant/Contractor/Developer</b>	TBD		
<b>17</b>	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$200,000	\$400,000	\$2,500,000 Major Transit Hub
<b>18</b>	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County	State	State



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