

February 12, 2019

**Hawaii Interagency Council for Transit-Oriented Development**  
**Neighbor Island Permitted Interaction Group [June 2018]**  
**Summary Report and Recommendations**

Members of Neighbor Island (NI) Permitted Interaction Group (PIG) is as follows:

Leo Asuncion, OP	Kanani Fu, County of Kauai
Craig Hirai, HHFDC	Pam Eaton, County of Maui
Bennett Mark, County of Hawaii	Marc Takamori, County of Maui
Nancy Pisicchio, County of Hawaii	Michele McLean, County of Maui
Michael Yee, County of Hawaii	Senator Lorraine Inouye
Lyle Tabata, County of Kauai	Representative Nadine Nakamura

Primary staff support: Rodney Funakoshi, Ruby Edwards.

The Neighbor Island Permitted Interaction Group was formed by the TOD Council on June 12, 2018 to address the following tasks: (1) research appropriations options for TOD project funding and prepare recommendations for submittal to the 2019 Legislature; (2) identify a strategy for outreach to the 2019 Legislature and county councils as needed; and (3) identify training and technical assistance needs for Neighbor Island TOD, and identify and mobilize resources for training opportunities.

Neighbor Island PIG tasks and activities completed are summarized below.

**I. Neighbor Island PIG Meeting, December 4, 2018**

The meeting was held via conference call. The primary task for the meeting was to coordinate and prepare for a briefing to legislators before the 2019 legislative session to (1) educate legislators and decision-makers about Neighbor Island TOD and how it's different from Oahu TOD planning, and (2) the need for funds to undertake Neighbor Island TOD planning and projects. It was decided to defer discussion of other tasks to a future date.

**A. Selection of PIG Co-chairs**

Pam Eaton agreed to serve as co-chair; OP/HHFDC will serve as the other co-chair.

**B. Legislative briefing scheduled, Tuesday, January 15, 2019, 12:30-1:30 p.m.**

Eaton reported on discussions that Maui County staff had had with their Maui legislators, Representative Kyle Yamashita and Senator Gilbert Keith-Agaran. She had arranged with their offices for a proposed date for a joint briefing to the Legislature on January 15, 2019 from 12:30-1:30 p.m. The PIG agreed to accept the proposed January 15 timeslot. Eaton agreed to work with Senator Keith-Agaran's office on scheduling and logistics as needed through the PIG County points of contact

and OP. The legislators' offices would be responsible for emailing an invitation to the briefing to legislators and arranging for a room and audio/visual support for the briefing. A meeting was scheduled for January 8, 2019 to prepare for the briefing.

Maui and Kauai County representatives were committed to using their own funds to attend if necessary to cover the additional trip to Oahu for the briefing. Use of TOD Council funds were later authorized for the briefing trip for up to two members from each county as needed.

**C. Briefing Message, Agenda, and Materials**

Primary messages for the briefing were identified: the Neighbor Islands are part of the TOD picture and TOD is not just about rail on Oahu, and the Neighbor Islands are on the TOD Council and have distinct TOD issues and needs that require attention and funding.

The Neighbor Island TOD brochure prepared by Hawaii County and distributed last year would be reworked by Eaton and the Maui team for distribution at the January briefing. The brochure would also include information on specific county TOD CIP requests to the 2019 legislature to be presented to the TOD Council.

The PIG members developed a briefing agenda that provided background on the TOD Council and the TOD strategic plan, and what Neighbor Island TOD is and looks like. Each county would then provide information on their county's TOD initiatives and showcase key funding requests, with time allotted at the end for questions.

Eaton worked with Hawaii County and OP staff to integrate all the county and State slides into a unified presentation for the briefing.

**D. Funding Requests to the Legislature**

PIG members felt it would help to have the TOD Council recommendations when presenting at the legislative briefing, County PIG members were to provide information on their funding requests to OP to prepare for review and action at the January 2019 TOD Council meeting.

The PIG did not have enough information to determine the best vehicle for NI TOD funding requests—whether by individual county or combined into one county package; whether it should go through the TOD Council; whether introduced by legislators' bills/CIP requests or grant-in-aid bills; or the county's legislative package. It was determined that individual project appropriation bills would be pursued this session, since time was running out on a consolidated request for NI planning funds and Kauai County was not seeking funds this session. OP staff later provided appropriation bill drafting information and examples of appropriation bills to assist county PIG members in understanding bill options.

## II. Legislative Briefing, Tuesday, January 15, 2019, 12:30-1:30 p.m.

Prior to the briefing, on January 8, 2019, Eaton, Mark, and Edwards met with Senator Keith-Agaran and office staff to confirm briefing arrangements and discuss potential options and deadlines for funding requests through individual legislators.

The legislative briefing was attended by over 12 Neighbor Island legislators—including leadership and key committee chairs and vice chairs—and other legislative staff, a Maui County council member, members of Maui County Mayor’s administrative staff, and the Hawaii County deputy managing director. Eaton, Takamori, and Dave Yamashita presented for Maui County, Mark presented for Hawaii County, Tabata presented for Kauai County, and Funakoshi presented for the TOD Council co-chairs. Copies of the PowerPoint presentation and the NI TOD brochure distributed at the briefing are attached.

The legislators appeared appreciative of the information presented. Several questions were asked at the briefing, including

- Whether revenues from the county surcharges on the general excise tax could be or were being considered for funding for TOD use, rather than only for transportation projects;
- How is the greatest need for transit being evaluated on an island-wide basis with respect to requests for funding; and
- Whether the State TOD Council has funding, and why the counties are having to make their own requests for funding.

County PIG members took the opportunity on January 8<sup>th</sup> and 15<sup>th</sup> to visit individual county legislators to discuss their TOD funding requests.

## III. Legislative Bills for Neighbor Island TOD CIP Requests

After the briefing, appropriation bills for three NI TOD projects recommended for funding by the TOD Council were introduced as follows.

- **HB 1457, Relating to Transit Oriented Development**, introduced by Representatives Hashimoto et al, \$500,000 in general funds for the Wailuku-Kahului Transit Corridor Master Plan
- **SB 1299, Relating to Capital Improvement Projects, introduced by Senators Ruderman, Inouye et al**, \$500,000 in CIP planning funds for the Keaau Village wastewater facility
- **SB 1300, Relating to the Kea’au Village Transit Hub**, introduced by Senators Ruderman, Inouye et al, \$200,000 in CIP planning funds for the Keaau transit hub
- **SB 1471, Relating to Capital Improvement Projects for the County of Maui**, introduced by Senator Keith-Agaran, \$500,000 in CIP planning funds for the Wailuku-Kahului Transit Corridor Master Plan

The bills are included in the list of legislative measures being tracked by the TOD Council.

#### **IV. Recommendations**

The NI PIG recommends the following for TOD Council action:

1. At the TOD Council's February 12, 2019 meeting, this report from the Neighbor Island Permitted Interaction Group, formed on June 12, 2018, be accepted and the PIG terminated.
2. At the TOD Council's March 12, 2019 meeting, a new Neighbor Island Permitted Interaction Group, constituted of the same members and designees as adopted on June 12, 2018, be established to work on the following tasks and report back to the TOD Council at a date to be determined:
  - a. Monitor and advocate for NI TOD funding measures for the duration of the 2019 legislative session, as needed;
  - b. Evaluate and identify lessons learned and formulate a revised outreach plan and timeframe for the 2020 legislative session, including request for a legislative briefing on NI TOD if needed;
  - c. Develop an improved strategy and timeline for identifying specific TOD project funding requests for submission and awareness prior to the next legislative session;
  - d. Monitor and facilitate release and implementation of any TOD CIP project funds appropriated in the 2019 legislative session; and
  - e. Identify specific training and technical assistance needs to advance Neighbor Island TOD and requests funding for projects, identify resources and opportunities for training in coming months and year, and prepare a training schedule as resources allow, including lessons learned from Kauai County participation in HHFDC's Dwelling Unit Revolving Fund infrastructure financing program.

# Transit-Oriented Development

is a type of community development that includes a mix of land uses such as housing, office, retail, and/or other amenities integrated into a walkable, moderate- to high-density neighborhood, and located within a one-half mile radius of public transportation nodes.

## What does TOD look like?

- Mix of moderate- and high-density affordable housing
- Compact, walkable neighborhoods
- Public open space, parks & art
- Variety of transportation choices



# Transit-Oriented Development on Hawai'i, Maui & Kaua'i

## Why is it needed?

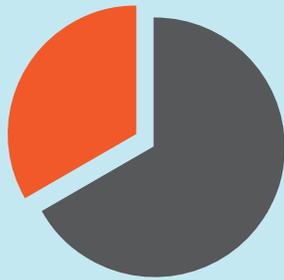
The Counties are faced with significant and persistent challenges in accommodating future growth:

- Limited developable land supply
- High development costs
- Constrained and aging infrastructure systems
- Critical shortage of affordable housing

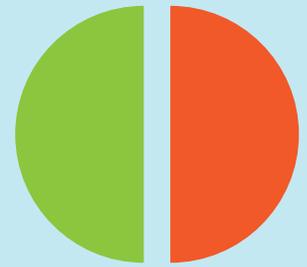
It is expected that over **\$15 BILLION** will be needed over the next 20 years to address urgent needs in transportation, water, wastewater, and public facilities.

The Counties also suffer from a critical shortage of affordable housing:

More than **one-third** of households pay **more than 30%** of their income for housing...



...and of **those households**, **half** spend **more than 50%** of their income for housing.



These problems are particularly acute on the neighbor islands, where job and housing opportunities are limited. In addition, distances between job centers and residential communities tend to separate by great distances, leading to long commute times.

## Opportunities/Benefits for Neighbor Island TOD

- Reduces transportation costs for residents, especially those with lower incomes and those who depend on public transportation
- Reduces dependence on automobiles
- Increases the efficient use of existing roads and highways
- Encourages compact development by concentrating higher density housing around transit centers and routes
- Promotes the development of walkable communities where residents can live, work, and recreate



# Neighbor Island Transit-Oriented Development

AN INFORMATIONAL BRIEFING DELIVERED TO THE HAWAII  
LEGISLATURE AND PUBLIC

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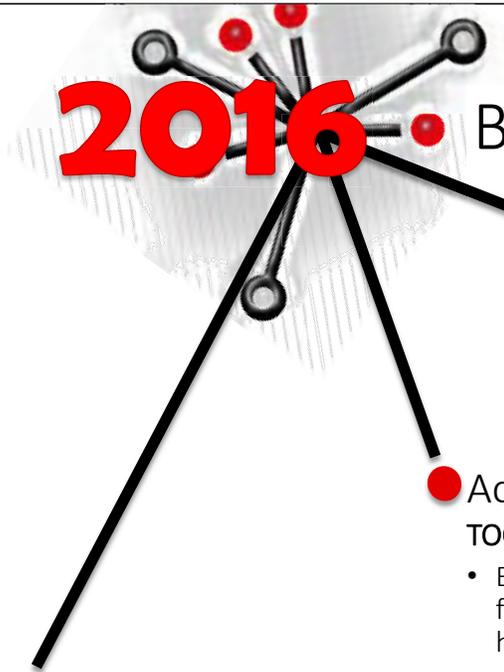
*JANUARY 15, 2019*

## Statewide Transit-Oriented Development

- Hawaii Interagency Council for Transit-Oriented Development
- State Strategic Plan for Transit-Oriented Development

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**RODNEY FUNAKOSHI**  
STATE OFFICE OF PLANNING



# 2016

## Big Bang for Statewide TOD

● Act 130 | SB 3077, SD1 HD1 CD1

### FORUM/MEANS TO COORDINATE & COLLABORATE:

- Established **Hawaii Interagency Council for TOD** to coordinate TOD planning, mixed-use, affordable & rental housing on State lands in each county—**expanding support to Neighbor Islands**
- OP as lead State agency to advance smart growth & TOD

● Act 131 | HB 2293, HD1 SD1

### TOOL/MEANS TO IMPLEMENT TOD HOUSING:

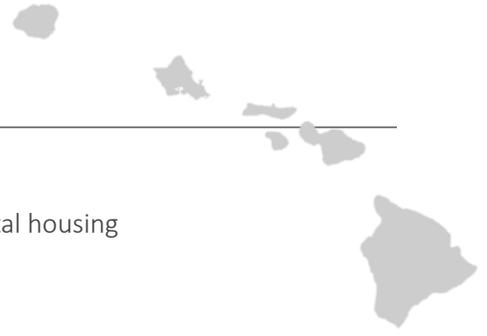
- Broadened **HHFDC's** ability to do mixed-use development with housing; facilitates interagency partnerships with State & county agencies for housing & mixed-use development

● Act 132 | HB 2305, HD1 SD1 CD1

### TOOL TO FINANCE/IMPLEMENT TOD INFRASTRUCTURE:

- Authorizes **Regional State Infrastructure Improvement Subaccounts** in **HHFDC Dwelling Unit Revolving Fund** for loans & grants for regional State infrastructure improvements in planned growth areas

## Hawaii Interagency Council for Transit-Oriented Development



### ● Primary responsibilities:

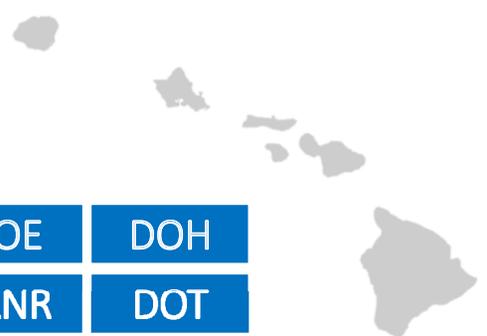
- ▶ Strategic Plan for TOD statewide, including mixed-use, affordable & rental housing
- ▶ Facilitate funding for TOD
- ▶ Monitor TOD implementation
- ▶ Recommend needed policy & statutory changes
- ▶ Review CIP requests for TOD on State lands

- **On Neighbor Islands**, promote Smart Growth & TOD principles in provision of State facilities & services to encourage quality growth & vibrant mixed-use neighborhoods

# Hawaii Interagency Council for Transit-Oriented Development

## TOD Council Members

CO-CHAIRS	OP	HHFDC			
STATE	Office of GOV	DAGS	DOE	DOH	
	DHHL	DHS	DLNR	DOT	
	HCDA	HPHA	PSD	STADIUM AUTHORITY	UH
LEGISLATURE	SENATE	HOUSE			
COUNTIES	CITY	HAWAII	KAUAI	MAUI	
PARTNER REPS	DEVELOPERS	AFF HOUSING ADVOCATE	BUSINESS		
EX-OFFICIO	US HUD				

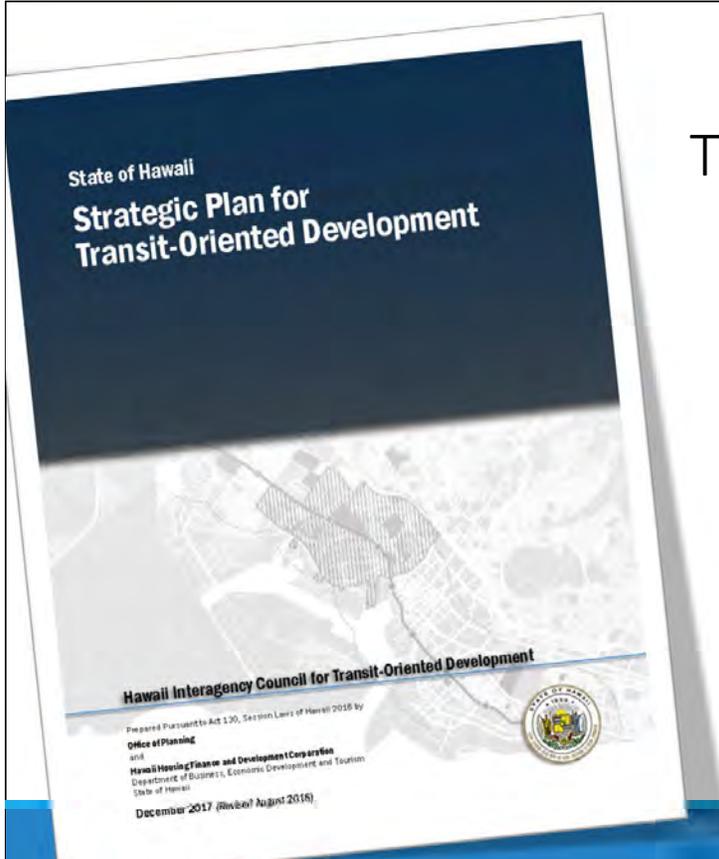


# State Strategic Plan for Transit-Oriented Development

Near- & long-term framework for specific actions & investments to support State & county TOD statewide

## PLAN CONTENT

1. Vision for TOD & State Investments
2. TOD Implementation/Investment Strategy
3. TOD Opportunities in Each County
4. TOD/Investment Tools Needed
5. Near-term TOD Implementation & Investments
6. TOD Project Fact Sheets: Oahu, Neighbor Islands



## TOD Strategic Plan: VISION for State Investments in Livable Communities

Use of State facilities & properties to anchor & catalyze other public & private investments in livable, complete communities integrated with public transit

compact, dense, opportunity-rich

walkable, pedestrian- & bike-friendly

affordable housing

mixed-use development

multi-modal transportation options

proximity/access to jobs, services & necessities of daily life

## TOD Strategic Plan: Implementing Neighbor Island TOD

### TOD Council

Critical forum for support for TOD efforts on Neighbor Islands

### Permitted Interaction Groups (PIGs)—the workhorse/s

Formed to: Coordinate State/county work on Neighbor Island TOD projects

Advocate for resources, technical assistance to advance Neighbor Island TOD

PIGs: Neighbor Islands, East & West Hawaii, Kauai, Maui

### Plan Recommendations/PIG Work Plan Tasks

Additional resources for TOD Council to support Neighbor Island PIGs work

- Project identification, infrastructure need assessment, project coordination
- Technical assistance & training to enhance NI TOD planning & implementation

# What is Transit Oriented Development on Neighbor Islands?

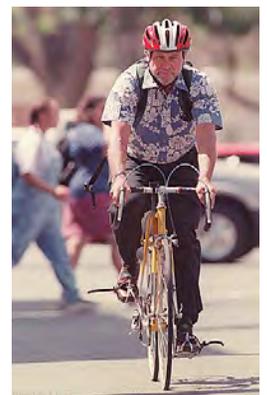
PAM EATON, DIVISION CHIEF, LONG RANGE PLANNING

## What is TOD?

Community development that includes a mix of land uses:

- Housing – workforce, affordable rentals
- Office - services, banks, medical/health
- Retail - shopping malls, grocery, restaurants
- Quasi-public (schools and universities, libraries, government offices)

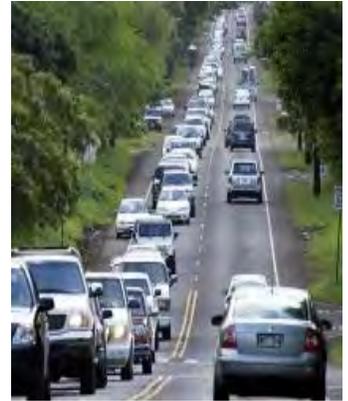
Integrated into a walkable, moderate-high density neighborhood, located ½ mile within public transit service.



# Why TOD?

## Significant Challenges:

- Shortage of available affordable housing
- Aging, broken infrastructure systems
- Cost of development
- Traffic, congestion, costs of transportation
- Quality of life
- Neighborhood character
- Development sprawl



# Successful TOD for Neighbor Islands

- Connection of important destinations
- Access to public transit, hubs
- Use of existing infrastructure systems
- Availability of mixed land uses
- Housing density
- Jobs in close proximity
- Safe walkable, bikeable routes
- Attractive design – parks, public art, gathering place
- Affordable housing and transit
- Low impact design, improve stormwater management and account for impacts of climate change



# Neighbor Island TOD Benefits

- Invest in Bus Transit Oriented Development (BTOD)
- Lowers cost of government and infrastructure
- Most expensive form of housing for local governments is single family suburban subdivision
- Leveraging for economic growth
- Healthy alternatives in the built environment



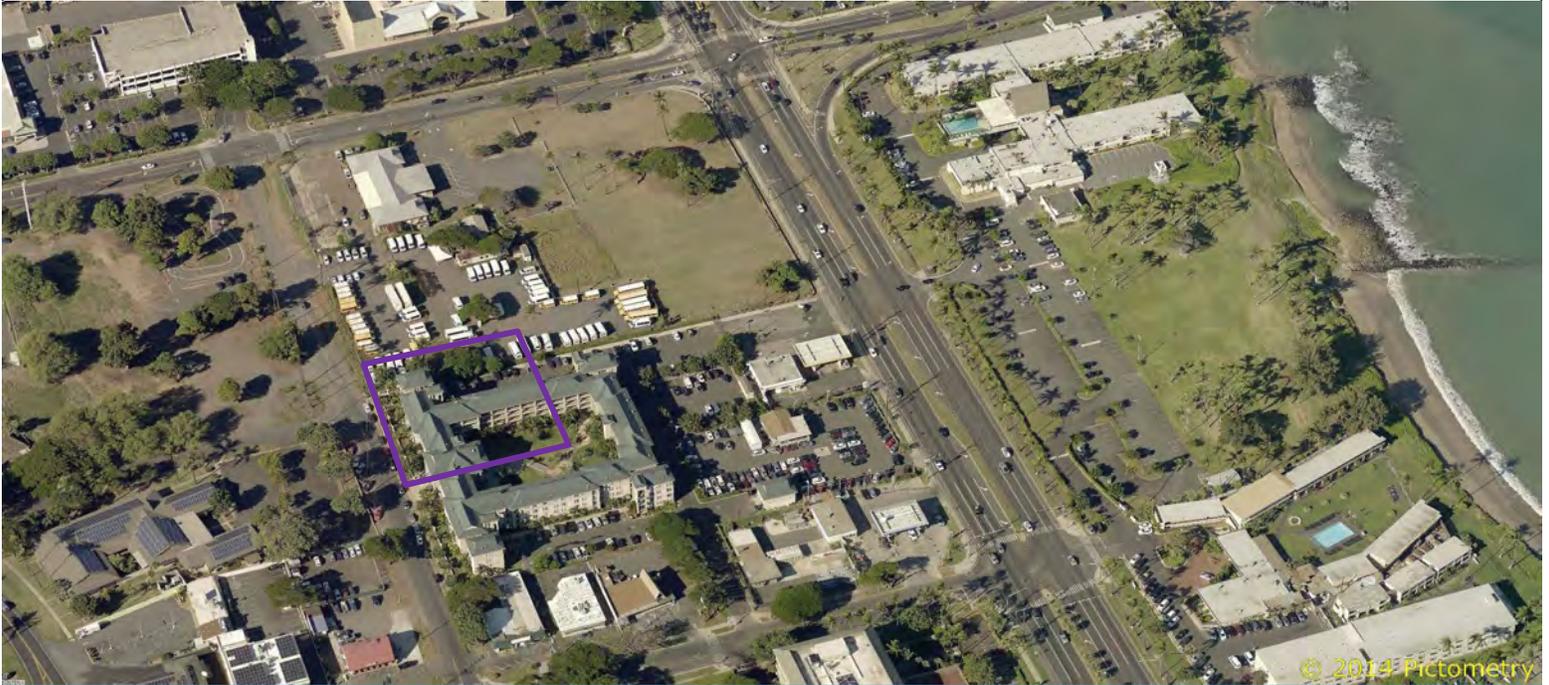
# Maui Transit Oriented Development

PAM EATON, DIVISION CHIEF, LONG RANGE PLANNING

MARC TAKAMORI, DIRECTOR, DEPARTMENT OF TRANSPORTATION

DAVE YAMASHITA, SENIOR PLANNER, PARKS & RECREATION

# Relocation of the Maui Transit Hub



# Kane Street & Vevau Street





# Kahului 2070

CREATING A 21ST CENTURY COMMUNITY IN THE CENTER OF MAUI



# Central Maui Transit-Ready Communities



## Maui Requesting \$500,000 for TOD Planning Funds

Examining the feasibility of a transit corridor linking essential state and county services

- Current and future transit needs
- Outreach and education
- Evaluation framework
- Corridor alternatives
- Preferred alternatives
- Implementation and funding plan

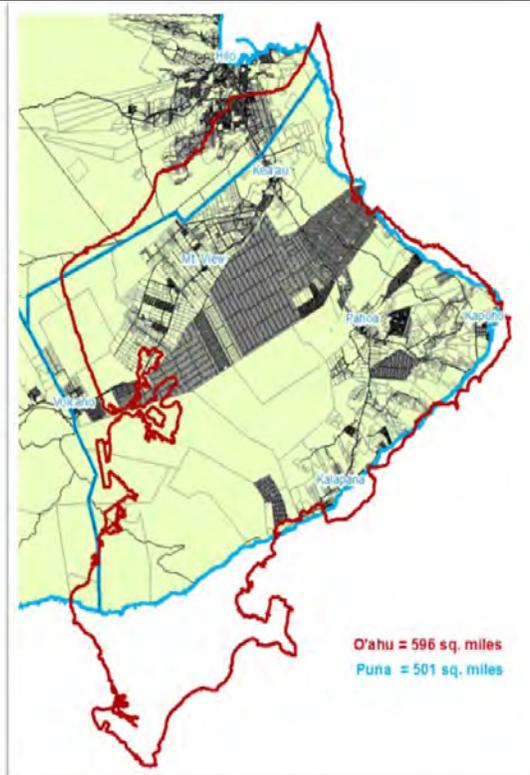
# Transit-Oriented Development on Hawai'i Island

**BENNETT MARK**  
PLANNING PROGRAM MANAGER  
COUNTY OF HAWAII, WEST DIVISION

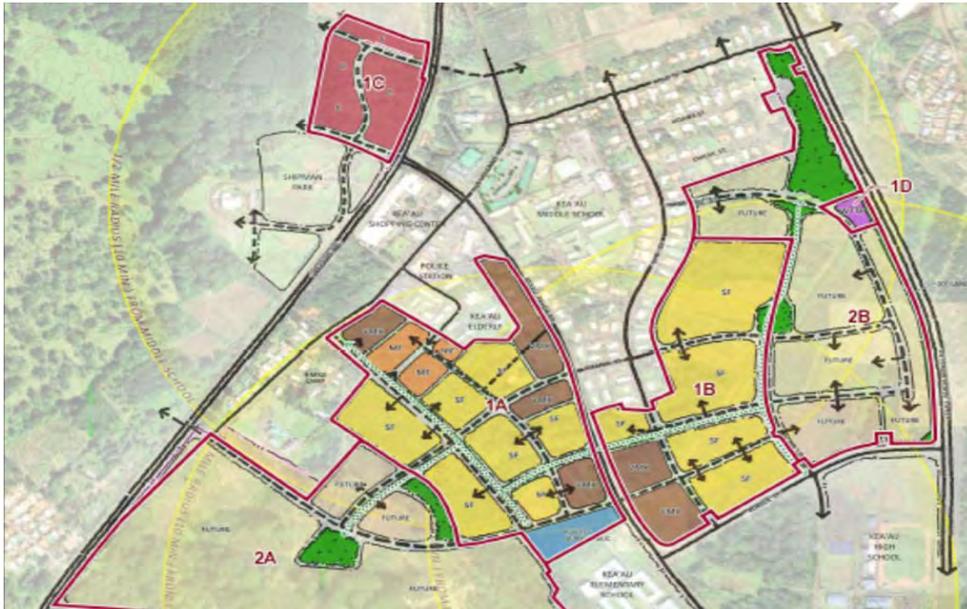
In partnership with the Hawai'i Interagency Council for Transit-Oriented Development, the County of Hawai'i is asking for prioritization of funding for **Key Projects for Kea'au Village**.

These projects will serve to provide housing for those displaced by the 2018 Puna Disaster.

The Puna District is almost the size of Oahu and has one of the fastest growing populations in the State. But Puna has very little infrastructure. Both short-range and long-range tools are needed to create opportunities for this devastated community. Investment to improve and enhance village cores, based on Transit Oriented Development strategies, is required.



# Kea'au Village Master Plan



# Kea'au Village Master Plan

The goal of these projects is to provide housing for those displaced by the 2018 Puna Disaster by accelerating the County's program to develop Kea'au into a walkable, transit-friendly regional town center and to direct growth in areas where homes and infrastructure are less susceptible to damage by natural disasters.

# Kea'au Waste Water Facility

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Project Cost Estimate/s	
<b>Total:</b> <b>\$12,000,000</b>	Planning: \$500,000 Design: \$1,500,000 Construction: \$10,000,000

# Kea 'au Village Transit Hub

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Project Cost Estimate/s	
<b>Total:</b> <b>\$3,100,000</b>	Planning: \$200,000 Design: \$400,000 Construction: \$2,500,000

# Transit-Oriented Development on Kauai

LYLE TABATA  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS  
COUNTY OF KAUAI

## TOD & Kaua'i General Plan

Kaua'i Kākou: Kaua'i County General Plan (2018)



Integrated ongoing initiatives into long range framework for growth management and community development on Kaua'i:

- Complete Streets, context sensitive design
- Special Planning Areas for Community Plans, place typologies, form-based codes, new housing types
- Multi-modal transportation plan to shift from auto-dependency, plans to expand bus & shuttle services
- Get Fit Kaua'i

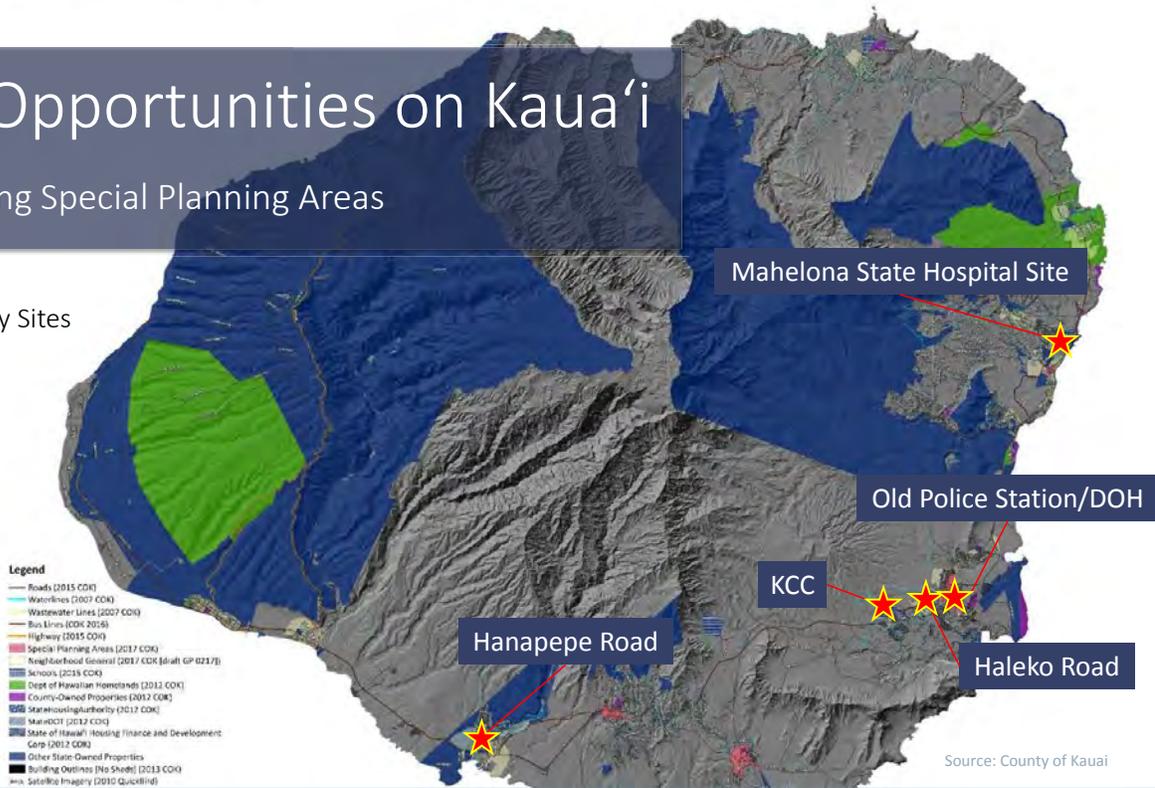
TOD supports long-term goals of preserving rural character & increasing vitality of community centers:

- Supporting walkable, compact communities
- Supporting integration of affordable housing in mixed-use neighborhoods
- Promoting bus transit ridership within & between centers
- Improving access to services & amenities

# TOD Opportunities on Kaua'i

- Targeting Special Planning Areas

★ Opportunity Sites



KAUAI TRD WORKSHOP

## Kauai Projects Underway/In Pipeline

- Mahelona State Hospital Site, Kapa'a
- Pua Loke Affordable Housing, Lihu'e
- Lima Ola Workforce Housing, Ele'ele
- Koae Workforce Housing, Koloa
- Old Police Station and DOH Office, Lihu'e

# Mahelona State Hospital Site, Kapa‘a



- DOH-HHSC site
- Proposal for redevelopment of site for medical center, affordable housing, public services, commercial/retail
- On bus transit route



# Pua Loke Affordable Housing, Līhu‘e



- Affordable multi-family housing project, with planned permanent housing for homeless
- In proximity to bus transit route & commercial



# Lima Ola Workforce Housing, Ele'ele



- Affordable single-family, multi-family community, community center & park
- In proximity to bus transit
- First DURF infrastructure loan

# Koae Workforce Housing, Koloa

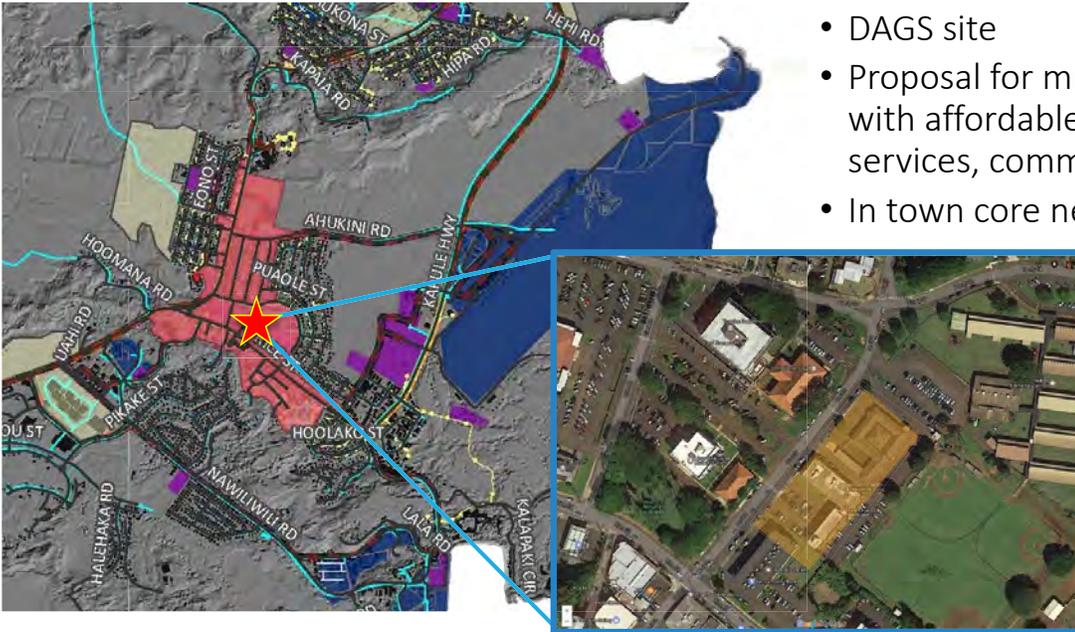


- Affordable multi-family rental housing project
- On bus transit route, new stop integrated into buildout
- Under construction



# Old Police Station/DOH, Līhu‘e

- DAGS site
- Proposal for mixed-use development with affordable housing, public services, commercial/retail
- In town core near transit hub, school



## For More Information

### State Transit-Oriented Development

State Office of Planning

(808) 587-2846 | <http://planning.hawaii.gov/lud/state-tod/>

### Hawaii County

Department of Planning

(808) 323-4770

### Kauai County

Department of Public Works

(808) 241-4994

### Maui County

Department of Planning

(808) 270-7214



Mahalo!