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

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

Anticipated PIG Timeline: Phase 1
- 2018 July – December TASKS
- 2019 February Meeting – REPORT
Recommendations and disband PIGs
- 2019 March/April Meeting – ACTION
APPROVE Recommendations and establish PIGs to work on next project phase

Anticipated PIG Timeline: Phase 2
- 2019 January – September TASKS
- 2019 August Meeting – REPORT
recommendations and disband PIGs

Subject to Change

Presentation: Oahu PIGs Report to TOD Council, March 12, 2019
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

<table>
<thead>
<tr>
<th>Group</th>
<th>Date(s)</th>
<th>Topics Covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Coordinating Committee (PCC)</td>
<td>• June 1</td>
<td>• Kick-off meeting</td>
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<td></td>
<td>• June 22</td>
<td>• Work Plan</td>
</tr>
<tr>
<td></td>
<td>• August 16</td>
<td>• Charrette Preparation</td>
</tr>
<tr>
<td></td>
<td>• September 21</td>
<td>• Charrette Summary</td>
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<tr>
<td></td>
<td>• November 2</td>
<td>• Project Boundary</td>
</tr>
<tr>
<td></td>
<td>• December 4 and January 23</td>
<td>• Land Use Scenario Review – PIG 3</td>
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<tr>
<td>Permitted Interaction Groups (PIGs)</td>
<td>• July 12 – 20</td>
<td>• Info Compiled to Date</td>
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<td></td>
<td>• July 30</td>
<td>• Farrington Widening</td>
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<td></td>
<td>• September 20 &amp; 21</td>
<td>• Charrettes</td>
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<td></td>
<td>• February 26</td>
<td>• Preferred Conceptual Land Use Scenario</td>
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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.
Charrette Input: East Kapolei

Charrette Input: East Kapolei Summary

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

- Master Planned for most of East Kapolei
  - Most of the existing and planned drainage systems connect to Kaloi Gulch
  - Increase in runoff will be detained on-site
  - Increase in peak flow to be mitigated on site with detention basins
- DLNR properties are in the planning stage
  - Kaloi Gulch unchannelized through the DLNR lands
  - Increase in runoff and peak flow will have to be mitigated on-site

Infrastructure: East Kapolei Sewer

- Master Planned for most of East Kapolei
  - Underground sewer infrastructure will be constructed with the project roadways
  - Regional sewer allocation approved for DHHL, UHWO, and Hoopili
  - Regional trunk sewers do not have excess capacity
- DLNR properties are in the planning stage

Infrastructure: East Kapolei Water

- Master Planned for most of East Kapolei
  - Underground water infrastructure will be constructed with the project roadways
  - Water reservoirs and booster pump stations will be constructed as development progresses
  - Regional sewer allocation approved for DHHL, UHWO, and Hoopili
  - Water sources are adequate for more new developments but the Ewa Shaft is the next water source required to meet the needs of the Ewa Development Plan
- DLNR properties are in the planning stage

Preferred Land Use Scenario PIG Recommendations: East Kapolei

- Proceed with current conceptual land use scenarios for each of the various landowners
- Do not incorporate additional intersections along Kualakai
- Improve currently planned connections/intersections
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

Halawa-Stadium PIG

Project Area Boundary: Halawa-Stadium State Lands

Charrette Input: Halawa-Stadium
**Charrette Input: Halawa-Stadium Summary**

<table>
<thead>
<tr>
<th>Frequency</th>
<th>Major Categories</th>
<th>Examples of Comments</th>
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</thead>
<tbody>
<tr>
<td>42</td>
<td>Development/Planning</td>
<td>Dense Core, Avoid Bifurcation of Housing types</td>
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<tr>
<td>36</td>
<td>Connectivity</td>
<td>Get across major thoroughfares, Bus loops, Trails, multimodal</td>
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<tr>
<td>30</td>
<td>Infrastructure</td>
<td>Central utility systems, Schools</td>
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<td>14</td>
<td>Community Atmosphere</td>
<td>Community Plaza, Adequate Green Space</td>
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<tr>
<td>Tied at 8</td>
<td>Environment</td>
<td>Connect to water</td>
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<td>7</td>
<td>Ownership</td>
<td>Work with Federal Landowners</td>
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<td>6</td>
<td>Economy</td>
<td>Differentiate Products</td>
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**Infrastructure: Halawa-Stadium Drainage**

- **Private Interceptor**
- **Ditch not Maintained**
- **Erosion DDC Bridge Project**
- **Ongoing Dredging Project**

**Infrastructure: Halawa-Stadium Sewer**

- **Halawa / Waipahu / Pearl City**
  - Existing systems along Kam Hwy do not have capacity
  - 3rd 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

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

Presentation: Oahu PIGs Report to TOD Council, March 12, 2019
Iwilei-Kapalama PIG

Project Area Boundary: Iwilei-Kapalama State lands

Charrette Input: Iwilei-Kapalama

Charrette Input: Iwilei-Kapalama Summary

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

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

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:

- 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 or Rodney Funakoshi at: rodney.y.funakoshi@hawaii.gov

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

Thank you, any questions?