

**Hawaii Interagency Council for Transit-Oriented Development**

**Minutes of Meeting**

**Tuesday, April 9, 2019**

**9:30 am**

**Hawaii Community Development Authority**

**Community Room, 1<sup>st</sup> Floor**

**547 Queen Street, Honolulu, Hawaii**

Members/  
Designees  
Present: Rodney Funakoshi, Office of Planning (OP), Co-chair designee  
Craig Hirai, Hawaii Housing Finance & Development Corporation (HHFDC),  
Co-chair  
Sara Lin, Office of the Governor  
David DePonte, Department of Accounting and General Services (DAGS)  
Kenneth Masden, Department of Education (DOE)  
Darrell Ing, Department of Hawaiian Home Lands (DHHL)  
Heidi Hansen-Smith, Department of Health (DOH)  
Malia Taum-Deenik, Department of Human Services (DHS)  
Ian Hirokawa, Department of Land and Natural Resources (DLNR)  
Robert Miyasaki, Department of Transportation (DOT)  
Garett Kamemoto, Hawaii Community Development Authority (HCDA)  
Ben Park, Hawaii Public Housing Authority (HPHA)  
Charles Vitale, Stadium Authority (SA)  
Harrison Rue, City & County of Honolulu (C&C)  
Bennett Mark, County of Hawaii, Planning Department  
Lyle Tabata, County of Kauai, Department of Public Works  
Pam Eaton, County of Maui  
Cyd Miyashiro, American Savings Bank, Business Community Representative  
Betty Lou Larson, Housing Advocate  
Bill Brizee, AHL, Developer Representative

Members/  
Designees  
Excused: Nolan Espinda, Department of Public Safety (PSD)  
David Lassner, University of Hawaii (UH)  
Representative Henry Aquino, State House of Representatives  
Senator Lorraine Inouye, State Senate  
Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (Ex-officio)

Other  
Designees/  
Alternates  
Present: Nancy Pisicchio, County of Hawaii  
Marc Takamori, County of Maui

TOD Council  
Staff: Ruby Edwards, OP  
Aaron Setogawa, OP

Others  
Present: Nathalie Razo, PBR Hawaii  
Kevin Auger, HPHA  
Blue Kaanehe, DLNR  
Phillip Camp, HI.ARCH.Y, LLP

Jennifer Camp, HI.ARCH.Y, LLP  
Nikki Kunioka Volz, Representative Nadine Nakamura's Office  
Michael Garris, Belt Collins HI  
Mary Alice Evans, Department of Business, Economic Development and Tourism  
(DBEDT)/OP  
Farah Cabrera, Office of Hawaiian Affairs (OHA)  
Franz Kraintz, Department of Planning and Permitting, C&C

**I. Call to Order**

Rodney Funakoshi called the meeting to order at 9:35 a.m.

**II. Introduction of Members**

**III. Review and Approval of Minutes of February 12, 2019 Meeting**

Upon motion by Pam Eaton, with second by Robert Miyasaki, the March 12, 2019 meeting minutes were approved as circulated.

**IV. TOD Legislation – Status of TOD Bills**

Funakoshi noted the following TOD-related bills that did not pass:

- HB 889 HD1 Public-Private Partnership (P3) Office and a State P3 Office coordinator position in DAGS.
- HB 1457 HD2 and SB 1471 SD1 CIP funds for the Wailuku-Kahului Transit Corridor Master Plan. Funding for the project may have been included in the budget bills.
- SB 379 SD1 Land exchange to acquire lands for diversified agriculture in exchange for State lands to be developed for housing. Deferred.
- SB1389 SD2 TOD Infrastructure improvement zones under HCDA.

Funakoshi said the following bills are still alive:

- HB 820 (previously SB1 – ALOHA Homes)  
Rue said that the City had concerns about the bill and then opposed it when prohibitions against exclusionary zoning were added. This would limit the provision of affordable housing.
- HB 1259 CIP bill, provides funds for individual agencies. Craig Hirai said the bill includes funds for the Dwelling Unit Revolving Fund, with \$40 million in FY20 and \$25 million in FY21.
- SB 1530 Stadium redevelopment with HCDA. Vitale said that the Legislature's website shows this as SB 1530, but it's actually HB 1586.
- SCR 92 / SR 69, urging HCDA to prioritize public facilities in TOD zones.

**V. Connectivity and Green Housing TOD at Keauhou Lane, Kakaako  
Presentation by Phillip Camp, hi.arch.y, llp**

Phillip Camp summarized the basics of TOD projects and their benefits before focusing on the Keauhou Lane project in Kakaako. Kamehameha Schools, the largest landowner in the area with over 50 acres, prepared a Kakaako Master Plan, and worked with HCDA early on – over 600 acres. The Keauhou Lane project is an affordable rental housing project at the Kakaako rail station. Living near rail reduces parking demand and increases the opportunity for more housing. A 300-square foot micro-housing unit occupies less than the area for two stalls in a parking structure; more housing can be built if parking is reduced.

One of the important urban design concepts for Kakaako is the mauka-makai connection. For Keauhou Lane, an important design feature was to provide a greenspace buffer between the street and the sidewalk to engage people with the project's ground-floor retail uses. Twenty-five percent (25%) of the site is dedicated to public open space, bisecting the project site, and providing direct mauka to makai connectivity. The entire block was developed as a joint-development agreement among Stanford Carr Development, Kamehameha Schools, and Gerding Edlen, the developers of Keauhou Lane.

Use of HCDA's form-based code allowed the project to give up ground floor space and provide pedestrian access to the public and add density with additional floors of housing. The public accessway creates a commercial promenade which provides direct pedestrian and bicycle access from the proposed rail station to Kamehameha School's SALT project. One of the benefits of early engagement with the HCDA was that it provided the opportunity to have early reviews of different form-based code options and concepts. Otherwise, the developer would never have risked investing time into developing proposals and having them rejected.

The developer incorporated bike storage and maintenance area on a ground floor, corner location - prime retail space – which showed the developer's commitment to multi-modal connectivity and which is an amenity that helps make the micro-housing units viable. Another amenity is the 2<sup>nd</sup> floor pedestrian bridge to connect to the laundry area and community room so residents don't have to cross the public promenade which is expected to be crowded once rail starts operations.

Another benefit of early collaboration was the ability to incorporate an innovative pre-cast concrete T-frame which provides utilities to units and which needed to be engineered early on. Another innovative concept was providing continuing education on sustainability principles to tenants.

The key to a successful project is finding the right developer, someone with the requisite experience in doing complex, mixed-use or TOD projects, urban development (infill project), and local experience or partners who know the costs and process. You also need transparency – all players being upfront about their goals and constraints. Finally, you need access to funding/capital. Camp concluded with comments he solicited from other developers about how to improve the process, including usual ones such as “expedite the approvals process” to creative comments such as providing resident ride-share incentives and community events planning.

Pam Eaton asked if Camp could do a workshop/seminar for Maui developers. Rue said the City has done many workshops with developers and can share this information with Maui; much of the comments the City has received has been incorporated into their TOD process. Bill Brizee said Urban Land Institute (ULI) is a good resource, ULI's Urban Plan program will do seminars for government officials. Government needs to incentivize creativity.

Camp noted that Keauhou Lane was Gerding Edlen's first project in Hawaii, but they had been talking with Kamehameha Schools for five years. Betty Lou Larsen said she'd like to see the same creativity applied to increasing affordable housing and asked what's needed from the State to do this. Camp replied the number one issue is cost, and two big factors are: increasing density and reducing the parking requirement. Rue said members are invited to attend the next City Council meeting that will discuss the City's proposed reduced parking requirement for TOD. Camp said with greater connectivity, live-work-play, and rail, rental housing can do without parking, but for-sale condos are harder to sell without parking. Rue said that Stanford Carr did a 60% affordable project first, next to the Keauhou Lane site, so there is no need to do affordable housing on every property. Brizee said there also needs to be an innovative team, and government needs to be open and not fixated on existing rules. People have the impression that Kakaako is all luxury units, but there's actually a lot of affordable housing.

The shared parking lot concept with parking for all the mixed use projects in one parking structure was cited as a notable feature of the project. Rue said different ways to reduce parking demand: lease vs. own, and count against the floor area ratio. Funakoshi asked how Keauhou Lane was able to provide all affordable units. Camp said 20% of the units were at 50% AMI, and 80% at 100% AMI, helped by a State loan and tax breaks.

Ruby Edwards asked if Camp was aware of any projects that have partnered with car-sharing or ride-sharing services. Camp said on the mainland some jurisdictions allow offsets like these. Rue said City has Traffic Demand Management (TDM) credits and has reduced parking requirements for developers with rideshare on some Ala Moana projects.

In response to a question, Camp clarified that public funding for community events as an incentive refers to support of public events that help create a destination in the TOD area.

#### **VI. Discussion of Oahu Permitted Interaction Groups (East Kapolei, Halawa-Stadium, Iwilei-Kapalama) Reports to Council**

Funakoshi said the Oahu PIGs formed in 2018 have completed the Phase I tasks of the State TOD Implementation Project and asked for comments on the group reports. The work groups assisted PBR Hawaii in developing preferred land use scenarios for TOD priority areas. For work on Phase II of the project, the PIGs may be re-formed, and the member composition can change, provided that the number of members in any group does not exceed 12 TOD Council members /designees. Larsen asked to be switched from the Halawa-Stadium to the Iwilei-Kapalama PIG. Because of the quorum issue, Cyd Miyashiro offered to give up her place on the Iwilei-Kapalama PIG so Larsen could join. Sara Lin asked to join the East Kapolei PIG.

**Action:** Charles Vitale moved, and Robert Miyasaki seconded, to receive and approve the Oahu PIGs report and to re-form the three Oahu PIGs for Phase II of the TOD Implementation Project, with revised members as discussed. The Motion passed.

## **VII. Next Steps – Future Agenda Topics**

Funakoshi said the task of the re-formed PIGs will be for providing input to Phase 2 infrastructure assessment and financing recommendations. The three PIGs will separately meet on Thursday, May 23, 2019 in the HCDA Community Room.

There will be no TOD Council meeting in May. In its place will be an all-day Private-Public Partnership (P3) workshop, joint ULI/TOD Council P3 educational workshop for creating effective public-private partnerships led by Charles Long. The workshop will feature an educational presentation, a panel discussion and a case study exercise. Brizee said that ULI has brought Charlie Long to Hawaii previously so he understands our challenges.

## **VIII. Announcements**

Eaton had two announcements:

- The Maui County Planning Department is hosting the 2019 Hawaii Congress of Planning Officials conference from September 11-13 at the Sheraton.
- Maui County will be attending a Walkability Action Institute multi-day course sponsored by the National Association of Chronic Disease Directors. Thanks to Heidi Hansen Smith's suggestion, Maui applied and was selected. The County is sending a team led by Maui Mayor Victorino to the Institute in Atlanta. Hansen Smith called this is a great opportunity -- Oahu was previously chosen and it resulted in a Pedestrian Master Plan.

## **IX. Adjournment**

There being no further business, the meeting was adjourned at 11:00 a.m.