

TOD CIP Request, Fiscal Year 2021

TOD CAPITAL PROJECT INFORMATION AND JUSTIFICATION SHEET

Project Title	HB2589 / SB3108, Waipahu Civic Center TOD Master Plan	Program ID		Capital
		Dept	No	Proj No
Expending Agency	Hawaii Housing Finance and Development Corporation (HHFDC)	BED	160	
Summary Project Description	Master planning for mixed-use residential development, including parking structure, on State lands at the Waipahu Civic Center			

Estimated Project Cost (In THOUSANDS of dollars)

Cost Element	Prior Funding			FY 2021 Request		Future Funding Requests			Proj Cost Estim (In Thous)
	FY	\$ (In Thous)	MOF	Amount (In Thous)	MOF	FY	\$ (In Thous)	MOF	
Pre-Plan	2018	\$ 250	C						\$ -
Plans				\$ 3,000	C-GOBonds				-
Land									-
Design									-
Construction									-
Equipment									-
TOTAL (Thous \$)		\$ 250		\$ 3,000			\$ -		\$ -

Project Information and Justification

Scope of Project	The Waipahu Civic Center TOD Project is a TOD priority project in the State TOD Strategic Plan. The funds will be used to prepare a master plan and an environmental impact statement for mixed-used development, including a parking structure, on State lands in proximity to the Waipahu rail station and Hikimoe bus transit center. Existing facilities on these lands includes the Waipahu Civic Center, the Waipahu Public Library, affordable housing, and adult/adolescent day care center. The master plan project will coordinate a plan to better utilize the land and facilities and consolidate parking for this area. The master plan will build on proof of concept TOD planning and design work performed by the UH Community Design Center faculty and planning and architectural students in 2018-2019.
TOD/Smart Growth Need/s to be Addressed	Proximity to the Waipahu rail station and the Hikimoe Transit Center could result in increased parking demand from rail users that will impact the Waipahu Town area. At the same time, proximity provides an urban infill opportunity to increase usage of State facilities and to locate affordable housing close to transit, services, and other community amenities.
Community Benefits/Impacts if Funded	Redevelopment of the State lands and facilities will complement and contribute to the realization of Waipahu Town as a walkable TOD community served by multi-modal transportation options. Co-location of State facilities and services near to the rail station and bus transit center should result in better access and utilization of services and decreased reliance on automobile trips for daily needs.
Impact on Project if Funding Deferred	Project will not be implemented and will fall behind the commencement of rail service to the area.
Additional Information	See attached project fact sheet.

Point of Contact and Contact Information

Name	Agency/Title	Email address	Phone
Deepak Neupane	HHFDC / Development Branch Chief		

AGENCY TOD Project Fact Sheet

O-09

1	Agency	Hawaii Housing Finance and Development Corporation/ Department of Accounting and General Services Department of Education						
2	Transit Station/Bus Stop	Waipahu Transit Center						
3	Project Name	Waipahu Civic Center TOD Project						
4	Street Address	Mokuola and Hikimoe Streets						
5	Tax Map Key/s	(1) 9-4-017: 063 (1) 9-4-017: 051 (1) 9-4-017: 064 (1) 9-4-017: 052 (1) 9-4-017: 065						
6	Land Area (acres)	9.7 acres						
7	Zoning	R-5						
8	Fee Owner	HHFDC (pars 51, 63, 64, 65), DLNR/DAGS (par 052)						
9	Lessee/s	TMK par 63-65: Plantation Town Apts						
10	Current Uses	Residential parking lot, Waipahu Community Adult Day Health Center & Youth Day Care Center, Waipahu Civic Center and Waipahu Public Library on DLNR/DAGS property						
11	Encumbrances (if any)	Current leases and easements						
12	Project Description	Potential redevelopment of existing State facilities and lands into mixed use project providing State services, affordable housing, with potential for school facilities.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)							
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
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15	Project Status	FY18/FY19: Pre-planning, CIP \$250,000 for proof of concept designs						
16	Consultant/ Contractor/Developer	UH Community Design Center						
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
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18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
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19	Contact Person (Name, Email Address)	Craig Hirai, craig.k.hirai@hawaii.gov						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:							

WAIPAHU CIVIC CENTER TOD PROJECT

State lands in proximity to the Waipahu Transit Center rail station include a parcel on which the State's Waipahu Library and Civic Center sit, two surface parking lots—including a lot leased to HHFDC's Plantation Town Apartments—and a parcel currently occupied by the Waipahu Community Adult Day Health Center and Youth Day Care Center. HPHA's Hoolulu and Kamalu elderly housing projects are on an adjoining parcel.

CIP funds were appropriated in 2017 for planning and design support for State TOD projects. These funds are being used to study TOD opportunities for the State parcels in this area. The project will produce proof of concept plans and conceptual designs for State lands in proximity to the rail station, and involve collaboration and coordination between a number of State and City agencies. The project will produce a variety of assessments and studies, such as infrastructure assessments, environmental studies, site plans, dynamic modeling, housing inventory and demand studies, strategic facilitated interagency sessions, and an overall integration study. The resulting assessments and studies will inform State agencies and City partners as to the manner in which development or re-development of these State properties will take place.

