

Objective.

Funds are to be awarded for pre-planning, master planning, and infrastructure assessment work that will facilitate coordination and collaboration on transit-oriented development (TOD) infrastructure investments and achievement of multi-agency objectives in State TOD project planning and implementation statewide. Awards will be made to projects that will advance State TOD objectives, including:

- Expansion of long-term or permanent affordable housing stock
- Mixed-use, dense, walkable, and equitable development with revenue potential to State agencies
- Co-location of agency services and facilities, including consideration of/inclusion of social infrastructure (e.g., school capacity) and one-stop shopping for public services
- Efficient use of State land, resources, and investments in facility development
- Increased resilience, sustainability, and energy efficiency of public facilities and reduction in energy and fossil fuel use in the transportation sector

Funding Available.

FY21 \$1.5 million CIP (GO) appropriation to BED144 (Office of Planning)

Act 6, SLH 2020, Section 3, Item K, Capital Project No. 0.1

Capital Project No. Title: Statewide Planning, Statewide

Description: Plans and design for statewide planning and coordination for transit-oriented development projects identified in the *State Strategic Plan for Transit-Oriented Development*, (State TOD Strategic Plan).

Funds Lapse: June 30, 2022, if not encumbered

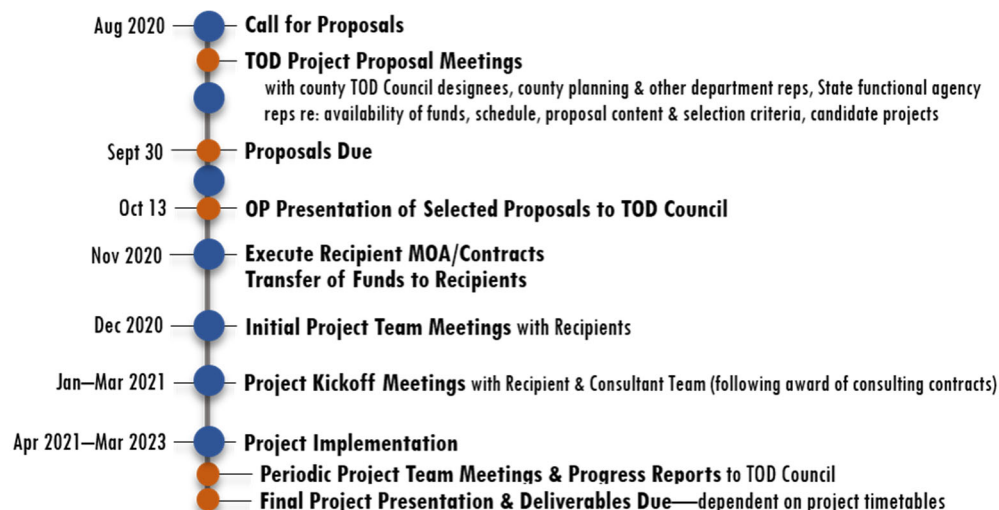
Note that emphasis for this funding cycle is for Neighbor Island projects, with priority for those projects on State lands.

Project Selection and Implementation.

The Office of Planning will solicit and select proposals for project funding in the range of \$100,000 to \$500,000 from State and county agencies for TOD projects in the State Strategic Plan for Transit-Oriented Development, as amended. The intent is to fund at least one project located in each Neighbor Island county. Funds are to be transferred to the selected recipients pursuant to an executed contract for county agencies or an executed Memorandum of Agreement for State agencies. Recipients will be responsible for fiscal management and reporting as well as procurement and management of consulting services. OP will serve in an advisory capacity as a member of the agency's project team during project implementation.

Duration: Approximately 30-33 months, ending no later than March 2023.

General Timetable.



STATE TOD CIP PLANNING FUNDS AVAILABILITY: CALL FOR PROPOSALS [FY21] August 11, 2020

Funding available: \$1.5M in CIP funds, Appropriation: Act 6, SLH 2020, Section 3(K)(0.1)

Capital Project No. Title: Statewide Planning, Statewide

Description: Plans and design for statewide planning and coordination for transit-oriented development projects identified in the *State Strategic Plan for Transit-Oriented Development*, (State TOD Strategic Plan)

Funds Lapse: June 30, 2022, if not encumbered

Note that emphasis for this funding cycle is for Neighbor Island projects, with priority for those projects on State lands.

Call for Proposals. As the lead agency for State Transit-Oriented Development and in support of the work of the Hawaii Interagency Council for Transit-Oriented Development (TOD Council), the Office of Planning (OP) seeks proposals to fund pre-planning, master planning, and infrastructure assessment work that facilitates coordinated and collaborative design and implementation of TOD projects identified in the *State Strategic Plan for Transit-Oriented Development* (State TOD Strategic Plan)(as amended), preferably on State lands in TOD areas. Project funding requests should be in the range of \$100,000 to \$500,000. It is intended that at least one project located in each Neighbor Island county will be funded. Please refer to the attached **Project Award & Implementation Brief** for more information.

Proposal Content (not to exceed 10 pages, not including maps or attachments)

- Project Title
- Project Agency and Point of Contact Information
- Location, Tax Map Key(s), Land Area
- Description of Project and Project Objectives
- Purpose/Need for Project
(Proposal should discuss alignment with TOD and other regional/place-based plans/objectives, as well as any prior studies, work performed, or resources expended on the project)
- Project Organization and Stakeholder Engagement
- Scope of Work with Tasks and Schedule
- Project Proposal Budget by Tasks and Total Project Budget (if other resources/funds will be used)
- Project Work Products/Deliverables
- Supporting maps, graphics, reports

Proposals shall be submitted via email to OP in an unprotected PDF file format, no later than COB Friday, September 30, 2020. Please submit proposals to dbedt.op.lud@hawaii.gov, with “Proposal for FY21 TOD CIP Project Funding, agency acronym--project name” in the Subject line.

Important Dates

- September 30, 2020—Proposals due to OP by 4:30 pm, Hawaii Standard Time
- October 11, 2020—OP notice of award and selected projects announced to TOD Council
- November-December 2020—Execution of recipient contracts or MOAs; transfer of funds

Selection criteria. The intent is to select project(s) that: have the greatest potential for advancing State TOD, require multiple agencies for project implementation, and/or are high-priority agency needs in a TOD area. Please refer to Exhibit 1 for the list of criteria that will be used in evaluating CIP funding requests to assist in prioritizing and justifying projects for which funding will be sought.

By the nature of the appropriation, eligible projects are to be included in the State TOD Strategic Plan, as amended. Any project not included in the State TOD Strategic Plan that is proposed for funding will need to be approved by the TOD Council at a regularly scheduled meeting prior to award of funds. A TOD Project Fact Sheet, as seen in Exhibit 2, will need to be submitted to OP for submittal for TOD Council action.

Questions. Please contact Ruby Edwards, ruby.m.edwards@hawaii.gov, or Rodney Funakoshi, rodney.y.funakoshi@hawaii.gov, if you have any questions regarding this call for proposals.

Exhibit 1. Evaluative Criteria for Project Proposals¹

Public/Community Benefit

- Proximity to station/transit node & commercial center with scheduled public transportation service
- Mixed-use dense, walkable development: co-location of public facilities/services, economic opportunities, access to basic goods & services, community amenities & housing
- Job and business creation and industry expansion
- Provision of affordable/rental housing--prefer greater percentage of lowest AMI units, long-term/permanent affordability
- Access to social infrastructure: schools, services, etc.
- Multi-modal transportation options & intermodal connectivity, accessibility
- Sustainable development / green building / climate change / resiliency factors
- Improvement of public realm, streetscapes

Agency/Project Readiness

- Site availability (no/few lease/uses/deed restriction issues)
- Status of project planning (advanced)
- Development partners/partnership (identified/formed)
- Financial resources/tools available, being secured/secured (including location in improvement district/OZ, etc.)
- Market readiness in area / development timing
- Serves agency mission & provides public benefits (see above)

Catalytic Impact

- Expansion of infrastructure & service capacity for area-wide development/redevelopment
- Advancement of priority State redevelopment/development objectives in neighborhood/region (mixed-use/mission-serving communities on State lands or growth/revitalization interests)
- Alignment with county plans / county catalytic projects/investments in TOD, smart growth

Site Considerations

- Connectivity to station/transit node with scheduled public transportation service
- Development potential: site access, parcel size/configuration, compatibility w/ adjacent land uses
- County Plan land use designation & zoning (entitlements)
- Site constraints/conditions: environmental, hazards, cultural/archaeological, regulatory overlays
- Infrastructure capacity

¹ Adopted by the Hawaii Interagency Council for Transit-Oriented Development, November 1, 2016, for use in evaluating TOD CIP budget requests; as modified by TOD Council Affordable Housing Work Group (2020) and reformatted for State TOD CIP Project Call for Proposals.

Exhibit 2. TOD Project Fact Sheet

AGENCY TOD Project Fact Sheet		Proj ID
		DATE
1	Agency	
2	Transit Station/Bus Stop	
3	Project Name	
4	Street Address	
5	Tax Map Key/s	#-#-###: ### #-#-###: ### #-#-###: ###
6	Land Area (acres)	
7	Zoning	
8	Fee Owner	
9	Lessee/s	
10	Current Uses	
11	Encumbrances (if any)	
12	Summary Project Description	
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
15	Project Status	
16	Consultant/ Contractor/Developer	
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning Design Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
19	Contact Person (Name, Email Address)	
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:	

STATE TOD CIP PLANNING FUNDS AVAILABILITY: CALL FOR PROPOSALS [FY21]

August 11, 2020

Exhibit 2. TOD Project Fact Sheet

PROJECT TITLE

Narrative description of the project.

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