

FY21 State TOD CIP Funding Opportunity

Proposals & Projects Selected for Funding

Act 6, SLH 2020

\$1.5M CIP, Plans & design for statewide planning & coordination for TOD projects in State TOD Strategic Plan, statewide

- **Advances State TOD objectives, multi-agency collaboration**
- **Scope: conceptual/master planning, TOD infrastructure needs assessments**
- **Neighbor Island focus**
- **TOD project funding--\$100-500K**

Proposal Evaluation Criteria

TOD/public benefit

project readiness

catalytic impact

favorable site conditions

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 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 affordable
- 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-oriented 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



Proposals

9

\$3.43M

7 neighbor island | 2 oahu

Selected for Funding

4

\$1.5M

all neighbor island

Summary Table of TOD CIP Funding Proposals and Proposals Selected for Funding

FY21 State TOD CIP Funding Opportunity: BED 144, Office of Planning
Act 6/SLH 2020, Sec 4, Item K.1, Plans & Design for TOD Projects in State TOD Strategic Plan, Statewide

PROJECTS SELECTED FOR FUNDING ARE HIGHLIGHTED — APPROPRIATION: \$1.5M | TOTAL AMOUNT AWARDED: \$1.5M

No.	Requesting Agency	Project	Location	Amount Requested	Amount Funded	Comments
4 of 9 proposals			TOTAL	\$ 3,430,000	\$ 1,500,000	
	Hawaii Public Housing Authority / County of Hawaii Hilo, Hawaii	<u>Lanakila Homes/County of Hawaii Multimodal Transportation Proj</u> Joint proposal for planning & design for development of low-income & affordable housing units on an 8-acre area of HPHA's Lanakila Homes in Hilo, Hawai'i—incorporating the County of Hawai'i's Complete Streets & Multi-Modal Transportation elements in site planning & design to enhance "first and last mile" walking and bicycling opportunities and facilitate access to existing and planned bus facilities within Hilo town. The new Master Plan will include strategies to: deal with contaminated soils that are hindering use of the property; increase additional affordable housing units and determine the appropriate demographic mix; and any infrastructure improvements that may be required for proposed development. Proposal includes an additional budget item of \$55,000 for geotechnical work.	Hawaii	\$ 555,000	\$ 550,000	Enables next phase of public housing redevelopment in Hilo; strong State-County collaboration to use the redevelopment project to improve multi-modal transportation options, connectivity & walkability desired by County in the Hilo town area; plan will include remediation of contaminants at site. Lies within a Hilo Opportunity Zone.
	County of Maui West Maui, Maui	<u>West Maui TOD Corridor Plan</u> Planning and development of an implementation strategy for a transit corridor running along Honoapiʻilani Highway from the Lāhaina Recreation Complex to Whalers Village in the Kā'anapali Resort area. Objectives include improving connectivity between Kā'anapali and Lāhaina for residents, employees and visitors; assessing market conditions for affordable/workforce housing, assessing infrastructure capacity to meet future growth; locating a transit hub; increasing transit availability in proximity to affordable housing, jobs & commercial uses; improving pedestrian and bicycle safety throughout Lāhaina and to/from Kā'anapali; and completing West Maui Greenway realignments in the region.	Maui	500,000	500,000	Builds on completed West Maui Community Plan Update; will be vehicle for developing strategies to catalyze TOD in the region, including State TOD project & identify State and County opportunities to address regional land use, transportation, infrastructure, and resiliency issues in the corridor.
	County of Kauai Lihue, Kauai	<u>Lihue Civic Center Mobility Plan</u> Preparation of a Civic Center Mobility Site Plan & development of parking management strategies for the Līhu'e Civic Center campus to support County TOD redevelopment at the Civic Center site. Plan is intended to increase connectivity with other State facilities and State TOD projects in the vicinity, including the vacant former Police Station and underutilized DOH sites.	Kauai	250,000	250,000	Project furthers County revitalization & transit efforts & augments County mixed-use redevelopment proposal for the Lihue Civic Center site; will enable planning for State-County collaboration on a mobility hub to serve & link afford housing, civic uses, public transit hub & State TOD project & facilities in area & improve circulation & parking for town core.
	Hawaii State Public Library System/Dept of Accounting & General Services Kahului, Maui	<u>Integrated Kahului Library/Kahului Mixed-Use Civic Center Complex</u> Planning study to identify needs of a new Kahului Public Library, possible integration into current DAGS Civic Center planning & the cost of integration in the State's Kahului Mixed-Used Civic Center project site in Kahului, Maui. Planning effort would enable HSPLS to explore relocation of library services from its outdated facility to a new, state-of-the-art public library in a location that is convenient and accessible to transit & the public.	Maui	200,000	200,000	Enables planning for library modernization & integration of new state-of-the-art public library w/ State TOD mixed-use project for which planning is underway; model for mixed-use/co-location of libraries statewide. Lies within Wailuku Opportunity Zone.

<p>Department of Land & Natural Resources East Kapolei, Oahu</p>	<p><u>East Kapolei Lands EIS (supplemental funding)</u> Supplemental funding sought for preparation of EIS for the strategic development plan prepared for DLNR's East Kapolei Lands TOD project in East Kapolei, Oahu. DLNR anticipates that the cost of the EIS will exceed current funding available by approx. \$504,000. The strategic development plan proposes an industrial/business park on two DLNR parcels west of Kualakai Parkway and a light industrial area and affordable housing on DLNR land east of Kualakai Parkway, and mixed-use retail, office, residential development on DLNR's TOD Mixed Use Area, where a 1,000-stall HART Park and Ride facility serving the Keoneae Rail Station will be located.</p>	<p>Oahu</p>	<p>500,000</p>	<p>Not selected</p>	<p>Priority TOD project, but not selected because DLNR has funds for the EIS. DLNR's primary concern is whether supplemental funding will be needed as the cost to prepare the EIS may exceed available funding. The project is required for DLNR to position DLNR lands near the Keoneae/UHWO rail station for TOD development to advance State & City TOD plans for the East Kapolei area.</p>
<p>University of Hawaii- West Oahu East Kapolei, Oahu</p>	<p><u>UHWO Non-Campus Lands Urban Design Plan (UDP) Update</u> Update of the UHWO Non-Campus Lands UDP (November 2011) for consistency with the City's East Kapolei Neighborhood TOD special district & zoning maps for the station areas in East Kapolei, Oahu. Non-Campus Lands include 2 key TOD areas surrounding the UHWO (Keoneae) and East Kapolei (Kualakai) transit stations. The revised plan will streamline the City permit review process and provide a vision for future development of non-campus lands as well as design principles/guidelines to ensure development is compatible with the campus and supports TOD/densities in the City's East Kapolei TOD Plan.</p>	<p>Oahu</p>	<p>175,000</p>	<p>Not selected</p>	<p>Not selected for funding due to funding limitation. Important project for UHWO to move forward with plans for mixed-use TOD on its University Village district lands at the Keoneae/UHWO rail station. The UDP update is needed to align developer proposals & streamline City permit reviews to revised TOD objectives & density being incorporated in City's revised vision in the East Kapolei TOD Plan & proposed TOD zoning for the Plan area.</p>
<p>County of Maui South Maui, Maui</p>	<p><u>South Maui TOD Corridor Plan</u> Preparation of a South Maui TOD Corridor Plan to define the vision for a multi-modal transportation corridor from North Kihei to Wailea, in phases. Objectives include: plans for completion of Kihei N-S Collector Road as a bus transit corridor with adjacent multiuse path; Identify location for South Maui bus transit hub; Identify infill opportunities for new housing and commercial close to jobs and transit; Improve transit opportunities and walkability for residents, employees and visitors; Optimize use of public lands for housing and services, and; Identify locations for mobility hubs to help reduce carbon emissions.</p>	<p>Maui</p>	<p>500,000</p>	<p>Not selected</p>	<p>Not selected due to funding limitations & County of Maui preference for funding the West Maui TOD Corridor Plan should funding be limited. South Maui Community Plan Update just starting, would be viable project for future funding.</p>
<p>Hawaii Public Housing Authority Wailuku, Maui</p>	<p><u>Kahekili Terrace Housing Master Plan</u> Master planning & preparation of an EA for the redevelopment of a 3.9-acre portion of HPHA's Kahekili Terrace in Wailuku, Maui, to provide additional density to increase number of affordable, work force, and/or market rate housing units on the property. Project will further support & enhance the Wailuku Redevelopment Area and incorporate elements to enable safe access for pedestrians, bicyclist, motorist, and transit users within the community.</p>	<p>Maui</p>	<p>250,000</p>	<p>Not selected</p>	<p>Not selected due to funding limitations. Project is good candidate for redevelopment of existing public housing & increasing affordable housing units in an area within Wailuku Town already served by public transit; Wailuku Town is targeted by the County for revitalization & redevelopment as a mixed-use, economic center. Lies within Wailuku Opportunity Zone.</p>
<p>Department of Land & Natural Resources Pulehunui, Maui</p>	<p><u>Pulehunui Indus & Business Park Water Source Development</u> Conduct of studies and design work for identification and development of new water source(s) needed to develop DLNR's 280-acre Pulehunui Industrial & Business Park and other PSD and DHHL projects in Pulehunui, Maui. This first phase of work would include verifying and identifying potential well sites, and completing the EA & entitlements for the planning/design of an exploratory well. The DLNR industrial & business park will consist of light industrial, commercial, and public/quasi public uses, including the provision of required infrastructure systems.</p>	<p>Maui</p>	<p>500,000</p>	<p>Not selected</p>	<p>Not funded due to funding limitations. Although the project area is not a high-priority TOD area, the project demonstrates the need for investment in major infrastructure in order to utilize & enable revenue generation from State lands held by DLNR, DHHL, as well as support the proposed relocation of the Dept of Public Safety's Maui Correctional Center to this area.</p>