

APPENDIX A. TOD Project Status and Funding Reported to TOD Council



(as of 12/2020)

State and County Priority TOD Projects, State TOD Strategic Plan as updated

Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Status	FY18 ('000s)	FY19 ('000s)	FY20 ('000s)	FY21 ('000s)	FY22 ('000s)	2020 Project Update
O-09	HHFDC/DAGS/DOE	Waipahu Transit Center	Waipahu Civic Center TOD Project/Proof of Concept Study	10	Study Completed						DAGS awaiting direction on next steps for future planning in collaboration with HHFDC and DOE.
O-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development	99	Planning	10,200		55,000	260,000		Project in planning. RFQ issued. Priority Listed Respondents to be made public in coming months. Programmatic Master Plan being incorporated into Draft EIS. DEIS anticipated to be published early December 2020. Legislation necessary to implement and streamline governance under Act 268, SLH 2019, anticipated to be introduced in 2021 legislative session. RFP draft underway for target early 2021 issuance.
O-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center Site Redevelopment	16	Pre-Planning						In Phase 2 of planning. Site Selection, EIS, and PRU all completed. Business Case and procurement modeling under review.
O-23	HHFDC/DAGS/HPHA	Iwilei	Liliha Civic Center Mixed-Use Project	4	Planning						In planning under joint implementation with HHFDC for mixed-use residential and office spaces.

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K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning						DAGS Proof of Concept for State Civic Center facilities under contract with UHCDC. Project scoping is underway.
M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (formerly Kane St AH)	6	Planning		1,000			200	DAGS partnering with HHFDC for mixed use development of Kahului Civic Center and Wailuku Civic Center. Both are in planning for future development (see HHFDC presentation). FY21 funds for planning library integration in mixed-use complex available from State OP TOD planning appropriation.
M-03	COM/HHFDC/DAGS	Kahului	Central Maui Transit Hub	0.5	Design		650	2,500			DAGS partnering with HHFDC for mixed use development of Kahului Civic Center and Wailuku Civic Center. Both are in planning for future development (see HHFDC presentation).
M-04	COM/DAGS/DLNR	Wailuku	Wailuku Courthouse Expansion	3	Design	250					DAGS coordinating planning with Judiciary and joint Wailuku Civic Center mixed use development with HHFDC. No change at this point.

DHHL TOD Project Summary (11/2020)

Project O-01, Kauluokahai Increment II-A, Multi-Family/Commercial, please move the cost (\$2,000,000) to FY22.

Project O-19, Kapalama Project Conceptual Plans, estimated cost in FY21 should be \$175,000, not \$175,000,000.

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0-09	HHFDC/DAGS/DOE	Waipahu Transit Center	Waipahu Civic Center TOD Project/Proof of Concept Study	10	Study Completed						No change.
0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning						On July 20, 2020, the HHFDC issued a notice to proceed to PBR Hawaii, Inc. for the Iwilei Infrastructure Master Plan project and EIS. Meetings were held to introduce the project to State and City departments and agencies, and the community, on October 15, 2020 and October 28, 2020 respectively.
0-23	HHFDC/DAGS/HPHA	Iwilei	Liliha Civic Center Mixed-Use Project	4	Planning						HHFDC has contracted PBR Hawaii to develop a program and a master plan for the Liliha Civic Center site. PBR Hawaii is in the early stages of planning and they are compiling and reviewing applicable information for the Liliha Civic Center site. PBR Hawaii is concurrently preparing an infrastructure study for the Iwilei-Kapalama neighborhood, and environmental impact statement (EIS) for the Liliha Civic Center project and area infrastructure improvements. Agency and community meetings are presently underway. An RFP for development of the project will be issued after completion of the EIS.
0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning						Project is in planning phase, development of housing and school for DOE on this site is pending.
0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Design	10,000	58,998				No change.
0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center	1.5	Design		1,700		87,600		The project closed on approximately \$81M in funding from HHFDC for the residential portion, called Hale Kalele, on September 25, 2020. The Judiciary portion continues to be funded by approximately \$1.7M in CIP funding, \$2.5M in funding from the Judiciary, and \$15M in funding from HHFDC. Construction commenced in September 2020. Construction is expected to be complete around June 2022. A groundbreaking and blessing ceremony was held on October 26, 2020.

Funding in italics is unfunded or seeking funding. Refer to State TOD Strategic Plan for additional project information.

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K-04	COK/KHA/HHF DC	Eleele	Lima Ola Workforce Housing Development	75	Construction		19,000				The Kauai County Housing Agency executed a construction contract on 10/20/20 for Phase 1 infrastructure. Construction of infrastructure for Phase 1 is anticipated to commence in fall 2020.
H-12	HHFDC/COH	North Kona	Village 9 Affordable Housing	36	Planning						In December 2019, HHFDC's Board of Directors approved \$4 million in DURF funds for the planning, design, construction and dedication of a public access road to the County of Hawaii's Kukuioala homeless project and HHFDC's rental housing project. The public access road and the County of Hawaii's Kukuioala homeless project are in the planning phase. The estimated start of construction for the public access road and Phase 1 of the County's Kukuioala homeless project are spring of 2021. HHFDC's affordable rental housing project is on-hold pending development of a water source
M-01	HHFDC/COM	Lahaina	Villages of Lealii Affordable Housing	1033	Pre-Planning		6,000	4,000			The 200-unit Kaiaulu o Kukuia project is delayed by 6-12 months to satisfy State Historic Preservation Division requirements. The project is in its permitting phase. The estimated start of construction is summer-fall 2021 and completion by the end of 2023.

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M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (formerly Kane St AH)	6	Planning		1,000		200		FY21 funds for planning library integration in mixed-use complex. G70 has commenced work on an environmental assessment (EA) for the project. The current proposal for the Kahului Civic Center and Mixed-Use Project consists of 200 to 400 residential units (mixture of 1-3 bedroom), approximately 38,000 square feet office space for DAGS, approximately 16,000 square feet for the Kahului Library, approximately 7,000 square feet of classroom and support space for DOE McKinley Community School for Adults, approximately 5,000 square feet of commercial space, and parking spaces. Agency and community meetings are planned. An RFP for development of the project will be issued after completion of the EA.
M-03	COM/HHFDC/DAGS	Kahului	Central Maui Transit Hub	0.5	Design		650	2,500			The County of Maui completed the bidding process and is in the process of executing a contract with the general contractor; the project is in its permitting phase. Estimated start of construction is winter of 2020 and completion by fall 2021.

Status of Kaua'i TOD projects in the State TOD Strategic Plan

K-01: Lihue Old Police Station/Civic Center TOD Proof of Concept

- County of Kaua'i has nothing to report – and defers to DAGS for any update.

K-02: Pua Loke Affordable Housing

- *Current phase of planning or development*
 - Construction comment in July 2020.
- *Any recent activities*
 - 54 units will be developed in 3 four story buildings.
 - Construction commenced in July 2020 with an expected completion in fall 2021.
- *Consultant work underway*
 - None.
- *Funding received or sought*
 - All funding commitments are in place, including a mix of LIHTC, HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), County Development Funds, Private Financing.
- *Any issues hindering project progress*
 - Minor delays due to COVID-19.

K-14: Lihue Civic Center Redevelopment

- *Current phase of planning or development*
 - The County of Kaua'i is currently procuring a consultant through the Request for Proposals process.
 - Proposals are due by February 2, 2021.
 - A selection committee will then convene to review the proposals.
- *Any recent activities*
 - A walk through of the site is tentatively scheduled for November 2020.
 - The County is responding to questions posed by interested respondents.
- *Consultant work underway – none yet.*
- *Funding received or sought*
 - The amount of potential funding by the County is to be determined during the review phase of the respondents proposals, due on February 2, 2021.
 - The proposers are required to submit their financing plans, which includes any funding requested of the County.

K-15: Lihue Civic Center Mobility Plan

- *Current phase of planning or development*
 - The County is currently developing a scope of work that will base the procurement solicitation and eventual contract.
- *Any recent activities*
 - The project received TOD CIP Project Funding!
- *Funding received or sought*
 - TOD CIP Project Funding.
 - In addition, proposers for the Lihue Civic Center Redevelopment Project are required to submit their financing plans, which includes any funding requested of the County.

K-03: Koae Workforce Housing Development

- *Current phase of planning or development*
 - Construction of the project is completed in October 2020.
 - Currently, the County is in the process of securing leases for units.
- *Any recent activities*
 - 134 units completed in August 2020. Leasing of units continues with full lease up expected in November 2020.
- *Funding received or sought*
 - All funding commitments are in place, including a mix of LIHTC, HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Private Financing
- *Any issues hindering project progress*
 - The Project is complete but some delays that were encountered included installation of utilities, weather & COVID-19.

K-04: Lima Ola Workforce Housing Development

- *Current phase of planning or development*
 - Phase 1 Infrastructure construction will commence on November 9, 2020
 - Infrastructure for 150 units for Phase 1 with Earthworks Pacific as contractor. There will be 4 Phases in total, 550 units.
- *Any recent activities*
 - Construction commencing.
 - Preparing the RFP for the development portion of the project with letting of the solicitation to be released January 2021.
- *Consultant work underway*
 - Planning of Lima Ola Community Center & Park is underway (final design and construction plans expected February 2021), and we will commence planning of Phase 2.
- *Funding received or sought*
 - Funding Received for Phase 1: Dwelling Unit Revolving Fund Loan (\$13M), County CIP Bond \$6 M Funding Sought: \$1.5M to construct community center, \$1 M to plan & design phase 2, \$1.5 M to fund water tank (phase 2), \$1 M to fund DOT improvements
- *Any issues hindering project progress*
 - As of date of this email, issues have been resolved as we are headed to construction on Monday.
 - In the immediate future, securing ANY kinds of funds for planning or infrastructure construction will be critical towards progressing the development of Lima Ola.

K-05: UH Kauai Community College LRDP/Student Housing.

- County of Kaua'i has nothing to report – and defers to UH for any update.

K-06: Hanapepe Infill Redevelopment

- *Current phase of planning or development/Any recent activities*
 - Although the County does not know the status of the State's plans to redevelop the state-owned properties located on the Waimea-side of the Historic Hanapepe Bridge, the West Kaua'i Community Plan (WKCP) has proposed the designation of

areas surrounding the properties as within the Form Based Code for mixed use development.

- The WKCP is currently in the hands of the Planning Committee of the Kaua'i County Council. The proposal has been deferred for more community input for 3 months.

K-07: Hanapepe Complete Streets Improvements

- *Current phase of planning or development/Any recent activities/Consultant work underway*
 - DPW will work to secure all approvals including approval for all plans, and environmental and construction documentation that must be submitted by May 2021 to get funding authorization FHWA and HDOT by Sept 2021. Award, construction contract, and NTP must be done by Feb. 2022.
 - Construction to begin in 2022.
 - Preliminary Plan was completed, which includes an allocation of street versus sidewalk that is flush with the roadway.
 - Consultant for the design engineering is AECOM.
 - The contractor for the construction will be procured later.
- *Funding received or sought*
 - Design and Construction are both in the STIP.

K-08: Mahelona State Hospital/TOD Master Plan

- *Current phase of planning or development/Any recent activities/Consultant Work underway*
 - Master Plan for Phase I for the hospital property was completed.
 - Consultant is G70 for Phase I.
 - There will be another process to expand the master plan looking at adjacent state properties and start the environmental assessment process.
 - State will procure a new consultant for Phase II.
 - Parallel to the Phase II Master Plan Process will be the Environmental Investigations/Targeted Brownfields Assessment will be done with EPA Technical Assistance.

K-09: Kawaihau Road Multi-modal Improvements

- *Current phase of planning or development/Any recent activities*
 - Complete streets and safety improvements will be completed on Kawaihau Road in the area surrounding Kapaa High and Elementary Schools, St. Catherine's School, and Mahelona Hospital. Improvements will include walkability improvements through constructing a peanut-about at a 5-road intersection, new and improved sidewalks to complete the pedestrian connectivity between the schools, hospital, and path that terminates near the intersection of Kawaihau Road and Kuhio Hwy. The Project will significantly improve safety for walking, biking, driving, bus stop pullouts and access.
 - Design and all preliminary steps are being concluded this month, prompting the construction bid to be scheduled for publication in December 2020. The construction is projected to commence in June 2021 for alignment with the schools' summer break.
 - Must award for the construction will be done by 2021.
 - Construction detours are to be coordinated with State Highways' current Kapaa Bridge project.
- *Funding received or sought*

- Funding for design and construction has been primarily provided through FHWA funds with the County providing matching and additional funds needed.

K-10: Poipu Road Multi-modal Improvements

- *Current phase of planning or development/Any recent activities*
 - Complete streets and safety improvements will be completed on nearly the entire length of Poipu Road. Includes walkability improvements through constructing bike lanes, sidewalks, eight bus stops with passenger shelters, and two new roundabouts.
 - Currently, the project is in the environmental planning stage and is moving into more detailed final design phases.
- *Funding received or sought /Any issues hindering project progress*
 - DPW anticipates encountering issues with concerns over historical resources. Section 106 may result in the need to carry out additional actions, prompting additional costs.
 - Project is very expensive, and currently underfunded, prompting the County to have to reprioritize existing funding allocations and apply for additional federal funds.
 - A prior attempt for State CIP funds was unsuccessful.

K-11: South Shore Shuttle

- *Current phase of planning or development/Any recent activities*
 - Discussions have been held to identify potential locations for private transit support facilities with various landowners and service providers.
 - Project timeline to be established later.

K-12: Puhi Shuttle

- *Current phase of planning or development/Any recent activities*
 - Shuttle services are contingent upon the completion of ADA-compliant public bus stops in the Puhi area.
 - County funding to identify the location, design and engineering of bus stops this fiscal year was not available, so no additional action beyond the draft open project timeline.

K-13: Waimea Lands Master Plan

- *Current phase of planning or development*
 - Phase I – preplanning, background & existing conditions
 - Finalized workplan and project schedule
 - Initial meetings to gather information and data regarding background and existing conditions of site
 - Develop community process strategy, particularly “soft launch”
- *Any recent activities*
 - Gathering background data and existing conditions of site
 - Initial meetings
 - 11 agency meetings (County and State)
 - 4 experts/resource persons in hydrology and historic land use on and surrounding property.

- Data acquisition, site analysis, and mapping. Meetings with agencies and resource persons provided maps, pictures, and other data to help with site analysis.
- Developed project logo
- Developing project website (draft, internal review right now)
- Developing draft site maps
- Creating (online and other) community survey. Website and survey anticipated to be launched November 2019.
- Designing community meetings (online platforms, other ways to engage community and stakeholders)
- *Consultant work underway*
 - Consultant is PBR Hawai'i
 - Work commenced in September 2019
- *Funding received or sought* – County funds so far.
- *Any issues hindering project progress*
 - Launch of project (website and survey) depends on close (approval) of West Kauai Community Plan.
 - To avoid confusion about projects.
 - So that Waimea 400 project is using approved policies and maps (and not drafts).
 - Inability to coordinate site visits, especially with consultants, due to COVID19 restrictions.
 - Needing to develop online community platforms for meetings and accommodate those without the ability to participate in interactive workshops.
 - Equity; providing adequate opportunity for input and participation.