

Hawaii Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 39
Tuesday, November 10, 2020
9:30 am
Via Video Teleconference

Members/
Designees
Present: Mary Alice Evans, Office of Planning (OP), Co-Chair
Denise Iseri-Matsubara, Hawaii Housing Finance and Development Corporation
(HHFDC), Co-Chair
Sara Lin, Office of the Governor
Curt Otaguro, Department of Accounting and General Services (DAGS)
Darrell Ing, Department of Hawaiian Home Lands (DHHL)
Heidi Hansen-Smith, Department of Health (DOH)
Malia Taum-Deenik, Department of Human Services (DHS)
Russell Tsuji, Department of Land and Natural Resources (DLNR)
Wayne Takara, Department of Public Safety (PSD)
Pradip Pant, Department of Transportation (DOT)
Deepak Neupane, Hawaii Community Development Authority (HCDA)
Hakim Ouansafi, Hawaii Public Housing Authority (HPHA)
Ross Yamasaki, Stadium Authority (SA)
Representative Nadine Nakamura, State House of Representatives
Senator Lorraine Inouye, State Senate
Harrison Rue, City and County of Honolulu (City) Planning and Permitting (DPP)
April Surprenant, County of Hawaii Planning (COH)
Jodi Higuchi Sayegusa, County of Kauai Planning (COK)
Pam Eaton, County of Maui Planning (COM)
Cyd Miyashiro, American Savings Bank, Business Community Representative
Betty Lou Larson, Catholic Charities, Housing Advocate
Ryan Okahara, Housing and Urban Development (HUD)

Other
Designees/
Alternates
Present: Dean Minakami, HHFDC
Chris Kinimaka, DAGS
David DePonte, DAGS
Ian Hirokawa, DLNR
Benjamin Park, HPHA
Scott Chan, SA
John Fink, SA
Celia Mahikoa, County of Kaua'i, Transportation Agency

TOD Council
Staff: Rodney Funakoshi, OP
Ruby Edwards, OP
Carl Miura, OP

Guests: Dawn Apuna, Department of Attorney General (AG)
Blue Kaanehe, DLNR
Lauren Yasaka, DLNR
Kevin Auger, HPHA
Sergut Berhanu, HHFDC
Franz Kraitz, DPP
Nancy McPherson, DHHL
Audrey Hidano, DAGS

Senator Stanley Chang, State Senate
Arlina Agbayani, Senator Lorraine Inouye's Office
Kalani Fronda, Office of Hawaiian Affairs (OHA)
Timothy Houghton, City Department of Environmental Services (ENV)
Veronica Rocha, Essential Leap
Brian Lee, Hawaii Laborers and Employers Cooperation and Education Trust Fund
Sarah Harris

1. Call to Order

Denise Iseri-Matsubara, Co-chair, called the meeting to order at 9:32 a.m.

2. Introduction of Members

Members and guests introduced themselves.

3. Review and Approval of Minutes of October 13, 2020 Meeting

It was moved by Senator Lorraine Inouye, seconded by Betty Lou Larson, and unanimously voted to approve the October 13, 2020 meeting minutes as circulated.

4. TOD Council 2020 Annual Report to the 2021 Legislature

Action Item: Council Acceptance of Draft Report for Transmittal.

Rodney Funakoshi said that the draft 2020 TOD Council Annual Report was emailed to Council members and designees for review and comments on Friday, November 6. The Council is required to submit an annual report to the Governor, Legislature, and mayors 20 days prior to the start of the 2021 legislative session. Since there is no meeting scheduled in December, he asked for Council approval of the draft annual report distributed earlier, pending any further revisions from TOD Council members. Any changes and comments will be accepted until Wednesday, November 25.

Malia Taum-Deenik asked whether the Council would be recommending that projects not funded in this fiscal year budget be funded in next year's budget. Ruby Edwards explained that this is up to the individual agencies on whether their budget requests would be resubmitted in the next session.

ACTION: It was moved by Hakim Ouansafi, seconded by Sara Lin, and unanimously voted to accept the draft annual report pending revisions.

5. Delegation of Legislative Testimony Authority to Co-Chairs

Action Item: Council Approval of Delegation to Co-Chairs

Iseri-Matsubara explained that this has been done for the last several years due to the tight deadlines during the legislative session. The proposal delegates authority to the Co-chairs to testify on TOD-measures of relevance to the TOD Council and to report back to the Council.

ACTION: It was moved by Hakim Ouansafi, seconded by Sara Lin, and approved by unanimous consent to delegate legislative testimony authority to Council Co-chairs.

6. Statewide TOD Project Updates by State and County Agencies

• **Featured TOD Project Updates**

- New Aloha Stadium Entertainment District (NASED): Chris Kinimaka reported that an Environmental Impact Statement (EIS) Prep Notice was issued in September 2019. Since then, numerous industry and community outreach meetings were held. DAGS/SA issued a

Stadium Development Request for Qualifications (RFQ), evaluated 6 proposals, and shortlisted three project teams for the pending RFP. The teams were to be announced in the near future.

DAGS/SA's consultants developed three concept options: A) build the stadium in the same place; B) shift the new stadium south-west of the current location; and C) move it to the lower area of the Stadium property (being called the "Hālawa Precinct"). Option B was selected as the preferred option because it provides the best programmatic package for the draft EIS. The Programmatic Master Plan is being finalized and incorporated into the draft EIS, which should be published in December 2020. Key locations around the site will highlight the integrated nature of the New Aloha Stadium and its connection to the HART Station. The parking areas will be replaced by parking garages over time. Major open spaces in the form of public plazas, town squares, and a six-acre green space amphitheater are proposed for passive recreation, outdoor performances, future swap meets, and game-day tailgating. The stadium height should not be taller than the current one, but will be smaller in size. The stadium will be able to host football, soccer, rugby, monster truck events, and all types of entertainment. The SA would like to incorporate many community-oriented elements, but also have a worldwide connection. This is part of diversifying and sustaining SA operations.

The current open parking lot on the mauka side of the property is going to be replaced by mixed-use residential and structured parking over the long-term. Space will be available for a swap meet and a pedestrian bridge to Aiea Elementary School is being proposed. The amphitheater will provide a tremendous community gathering space that would be large enough to handle the State Fair.

DAGS/SA expect the NASED developers to be partners with the State, fostering:

- A collaborative (yet timely) design review process;
- Direct engagement with stakeholder groups—tenants, community groups, industry (local and small business), and existing stadium operations;
- More certainty about cost and schedule with milestones and requirements with the RFP;
- The appropriate level of risk transfer to the private sector, with the understanding the State will retain control of certain elements;
- A seamless transition from construction to operations; and
- A high degree of communications at all levels.

DAGS/SA are currently working on governance and due diligence issues related to finalizing financial models, clarifying the procurement process, completing the EIS process, and issuing the RFPs for the stadium and development for the entire site.

Senator Inouye and Kinimaka noted that they have been in discussions with Senator Glenn Wakai about a bill next session to fix the stadium governance issues, which was not passed this past session. Kinimaka said that DAGS has prepared a bill that's been reviewed by the Attorney General's Office and other agencies. She offered to share it with Senator Inouye and invited her to work together so that the issue can be resolved this coming session.

Betty Lou Larson asked for clarification of whether the RFQ was for the whole site including housing, and at what point would the community be able to provide input.

Kinimaka answered that the RFQ was issued with a focus on the stadium first. Later, DAGS/SA will move on to the ancillary development and the entire site and develop a procurement plan for the rest of the project area. DAGS/SA are committed to the community having full input during various stages of development. The developers are required to engage with the community. The RFP for the stadium phase is expected to go out early next year.

- East Kapolei Strategic Development Plan: Ian Hirokawa explained that DLNR has four parcels in the East Kapolei region. DLNR is planning for diverse uses to generate income to support the department's programs and to address community needs. One parcel directly adjacent to the UH-West Oahu Rail Station is planned for a future TOD mixed-use project with 720 affordable and workforce housing units and commercial and retail space. This parcel will also have a HART park and ride facility, but DLNR will retain its development rights for the parcel. Directly mauka, on the opposite side of Farrington Highway, DLNR is planning to build more affordable housing through a partnership with possibly HHFDC. This parcel is expected to have 280 affordable housing units. A portion of this parcel is proposed for light industrial use. In addition to being an important source of revenue for the department, it will be a key job center for the State.

The Strategic Development Plan was approved by the Board of Land and Natural Resources in October 2020 and is being finalized for release. Funds were appropriated and released for preparation of an EIS for the DLNR parcels; DLNR is moving forward on procurement and contracting for consultant services. The following are next steps DLNR will be working on:

- Land acquisition and exchange with D.R. Horton;
- Long-term land disposition with HART for the guideway and park and ride facility;
- Meeting with other agencies to explore potential collaborative projects; and
- Working with DOT Highways on the Farrington Highway widening project, since it impacts several of the parcels.

Some of the long-term issues that need to be dealt with are addressing the infrastructure needs for the planned development, and seeing that the City's proposed East Kapolei Neighborhood TOD Plan and TOD zoning for the parcels are approved.

Senator Inouye asked if the EIS is going to be done on the entire 1,000 acres including the other land owners. Hirokawa clarified that the EIS is going to address only the four DLNR-owned parcels. However, if current funding is not enough, DLNR will focus the EIS on the TOD and mauka parcel proposed for housing and light industrial use. The TOD parcel is phase 1, and mauka parcel is phase 2.

Franz Krintz said that the City DPP has been very pleased with DLNR's efforts on master planning their lands and considers DLNR to be an important stakeholder for the East Kapolei Neighborhood TOD Plan. The City Planning Commission approved recommendation of the East Kapolei TOD Plan to the City Council in September, and the Plan had its second reading by the City Council last week. It looks like the Neighborhood TOD Plan on track for adoption.

Representative Nadine Nakamura inquired if DLNR has briefed the House and Senate money committees on the project. Hirokawa responded saying that they have not except for

individual meetings with Senator Stanley Chang and Representative Ty Cullen. He noted DLNR is not coming in for additional funds at this time. They will know more once the EIS is completed.

- Central Maui Transit Hub and Kaahumanu Avenue Community Corridor Plan:
Central Maui Transit Hub. Pam Eaton reported that the project received \$2.5 million from the Legislature. The County is working on completing the contracting process with West Maui Construction. The low bid was higher than the budget, so the County had to request additional funds from the Maui County Council. Bower and Kubota Consulting was selected as the construction management firm. The project should be completed in 205 days after the Notice to Proceed (NTP) is issued.

Kaahumanu Avenue Community Corridor Plan. The project builds on the County's long-range transportation plan and community plan work. With the County's new community plan land-use designations, the focus is on transit-oriented development. Some of the objectives of the project are to increase affordable and workforce housing, capitalize on transit hub investments, and create critical destinations. She noted that the Central Maui Community Plan Update should start at the end of 2021. Maui County contracted with Nelson/Nygaard for the project and work started in June. During the summer, they had numerous focus group meetings with Maui County Council Committees, civic groups, and community associations. As part of the study, the project team is preparing technical resource reports, including information on demographics, housing inventory, and housing types. Their work plan includes numerous points and means where they will seek public input. Eaton said that the consultant has been very flexible with the constraints imposed by COVID-19 and has done a great job adjusting even though their contract was signed before the full impacts were felt. One of the impacts of COVID-19 was that Nelson/Nygaard could not visit Maui, so Dave Yamashita of County Parks and his team put together a very detailed guide of the corridor for the consultant team.

Some of the things they heard from the focus groups were: lack of continuous sidewalks, lack of continuity and feeling disconnected, difficulty crossing for people that are walking, biking, and driving, and infrequent bus service. When asked what should be focused on first, the responses were:

- More affordable housing;
- Increasing accessibility to corridor area and safety;
- Reducing travel speeds;
- Improving consistency along the corridor;
- Adding shade;
- Connecting sidewalks; and
- Addressing homelessness with increased improvements.

Eaton said that Nelson/Nygaard has been very creative in how to promote virtual engagement in the project. This has resulted in a tremendous amount of feedback. She displayed the various engagement tools being used from print material to a scavenger hunt, on-corridor signs, and a website and social media tools. Activities planned for the near term include:

- Promoting community engagement;

- Continuing data analysis and study area exploration, which should be done by the end of the year;
 - Identifying preliminary opportunities and areas of focus;
 - Developing community profile and existing conditions report, which should be completed by December;
 - Reconvening the Technical Advisory Committee before the end of the year; and
 - Preparing for visioning in January through March 2021 to find out what the community wants in terms of design, location, density, connectivity, bus routes and stops, etc.
- Kahului Civic Center and Mixed-Use Complex: Sery Berhanu explained that the Kahului Civic Center and Mixed-Use Complex project is a joint project of HHFDC and DAGS, and is envisioned to create a mixed-use, walkable community with educational and economic development opportunities. Ka'ahumanu Avenue is part of the Maui County's TOD corridor plan. The site, located at the corner of Kaahumanu and Kane Streets, is about 5 acres and includes the Central Maui Transit Hub. The project expected to have 200-400 affordable units, offices for DAGS, and retail. Plans are to integrate a new Kahului public library in the complex. The housing will serve 60 percent and below Area Median Income (AMI). Total floor area is planned to be around 450,000 square feet with 900 parking spaces. The adult school, Kahului affordable senior housing complex, and existing Kahului Library are located on or adjacent to the site.

Berhanu also provided an update on the Wailuku Office Building project. The vision for this project is similar to the Kahului Civic Center Mixed-Use Complex. It is located on a half-acre site near the State and County office buildings in Wailuku. The project fits into the County's Kaahumanu Avenue Corridor Plan. It should provide 40,000-50,000 square feet of office space for DAGS and 100 parking stalls. This is also a joint project between HHFDC and DAGS.

Berhanu reported progress made and next steps:

- Massing studies and conceptual plans for both sites have been prepared;
 - Consultation packages have been shared with County and State Agencies;
 - Work on the Environmental Assessment (EA) technical studies have commenced;
 - Agency and community engagement are planned; and
 - A RFP will be issued for selection of the developer following completion of the EA next year.
- School Street Administration Project: Kevin Auger described the HPHA's existing 13-building administrative campus as sprawling, outdated, and inefficient with underutilized land. The six-acre parcel is located ¾ miles from the Kapalama and Iwilei HART Stations. The Lanikila Senior Center and Lanikila Health Center are adjacent to the site. The redevelopment objective is to consolidate the HPHA structures into a single office building and occupy a smaller footprint that frees up land area to provide 800 units of affordable housing. The anticipated height is 150-170 feet with a FAR (Floor Area Ratio) of 3.3. The parcel is currently zoned R-5. However, HPHA is seeking entitlements comparable to BMX-3 under the City's zoning. HPHA's development partner is Retirement Housing Foundation.

The Final EIS was accepted in July 2018. Since Phase 1 will not be using federal funds, it is not subject to the National Environmental Protection Act (NEPA). However, HPHA is continually working with the State Historic Preservation Division to address issues. The target demographic is 30 – 60 percent AMI. No public housing will be included in the development. The units are to be maintained as affordable in perpetuity.

The following is the project phasing:

- 1A – 250 units, December 2021;
- 1B – New office building, December 2021;
- 2 – 250 units and retail, November 2023; and
- 3 – 300 units and retail/community, November 2025.

Community engagement was a “hallmark” of the pre-development effort. HPHA has built it into the MDA (Master Development Agreement) as a requirement at various milestones throughout the project schedule to make sure they are seeking and receiving community input. They had a total of 13 meetings from October 2016 to November 2020. The initial mail out went to only 200 recipients. By January 2020, they were sending out 3,900 post cards/flyers. In addition, they held a number of presentations with Neighborhood Board #14.

Two of the major concerns were traffic and density. As a result, the project was scaled back from 2,000 units. The focus was also changed to senior housing. Environmental impact and sustainability were issues raised during the community input process. The agency and developer will be pursuing LEED Silver Certification for the project.

The project’s 201H application was approved by the City Council in November 2020. The next steps are to secure financing, complete construction drawings, and secure permits. They are planning to break ground in the fourth quarter of 2021 or early 2022.

7. TOD Project CIP Requests Proposed for 2021 Legislative Session

Funakoshi explained that the TOD Council is required to review all TOD-related CIP budget requests to the Legislature. He asked whether any agency will be requesting CIP funds for TOD-related projects, and to inform the Council and TOD staff of any TOD-related CIP requests that will be submitted to the 2021 session. Similar to last year, the Office of Planning will be asking for more seed funding to support master planning and infrastructure assessment work. The number of proposals and general interest in the 2020 appropriation clearly showed that there is a need for this type of funding to kickstart TOD-related projects. He observed that this could be an important part of long-term economic recovery. At some point, OP will be reaching out to agencies to verify projects that made it into the Governor’s Executive Budget for Fiscal Year 2022.

In response to an inquiry from Larson, Funakoshi said he thinks the 2021 legislative session will focus on economic recovery and affordable housing. Representative Nakamura added that budget cuts will need to be made, and the total CIP funding is still in question. The Dwelling Unit Revolving Fund and Rental Housing Revolving Fund are both funded through CIP appropriations. Right now, it is a wait and see situation. Hawaii is looking at a 4- to 5-year recovery period to get back to a new normal. Iseri-Matsubara said that the administration will be looking at the situation holistically and will be working with the Legislature during this upcoming session. Sara Lin

concurred that it is going to be a balance between supporting the economy and dealing with the budget shortfall.

8. Acknowledgement of Outgoing TOD Council Community Representatives

Iseri-Matsubara acknowledged that December marks the end of terms for the current community stakeholder representatives – Cyd Miyashiro, Bill Breeze, Lester Ng, Betty Lou Larson, and Jillian Okamoto. She thanked them for their service and contributions to the Council. The new appointees, as yet to be determined, will serve a two-year term beginning in January 2021.

9. 2021 Calendar for TOD Council Meetings

Funakoshi said that the draft 2021 Calendar for the TOD Council was distributed in the meeting materials. As planned, seven meetings are scheduled in the next calendar year. This will allow the TOD team to manage Council support and activities in anticipation of furloughs and budget cuts.

10. Future Meetings and Agenda Items

- a. Tuesday, January 12, 2021 – Next meeting will feature updates for the following projects:
 - o Liliha Civic Center
 - o State Iwilei Infrastructure Master Plan
 - o Mahelona State Hospital
 - o Farrington Highway Widening
 - o Kapalama Canal Catalytic Project/Linear Park

11. Announcements

No meeting is planned for December. Iseri-Matsubara wished everyone a safe Thanksgiving and Christmas holidays.

12. Adjournment

There being no further business, the meeting was adjourned at 11:37 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.