

**State of Hawaii**

# **Strategic Plan for Transit-Oriented Development**

## **Hawaii Interagency Council for Transit-Oriented Development**

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by

**Office of Planning**

and

**Hawaii Housing Finance and Development Corporation**

Department of Business, Economic Development and Tourism

State of Hawaii

**December 2017** *(Revised August 2018)*





APPENDIX A

# TOD Project Fact Sheets

## State and County Priority TOD Projects

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
East Kapolei	0-01	DHHL	East Kapolei/Kualakai	Kaulaokahai Increment II-A, Multi-Family/Commercial	33	Planning
	0-02	UHWO	East Kapolei/Kualakai, UHWO/Keoneae	UH West Oahu University District	168	Planning
	0-03	UHWO	East Kapolei/Kualakai, UHWO/Keoneae	UH West Oahu Long Range Development Plan	500	Planning
	0-04	UHWO	East Kapolei/Kualakai, UHWO/Keoneae	UH West Oahu TOD Infrastructure		Pre-Planning
	0-05	UHWO	UHWO/Keoneae, LCC/Halawani	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Pre-Planning
	0-06	DLNR	UH West Oahu/Keoneae	East Kapolei Master Development Plan	175	Planning
	0-07	DOE	Hoopili/Honouliuli	East Kapolei High School	45	Planning
	0-38	HDOT	UHWO/Keoneae, Hoopili/Honouliuli	Farrington Highway Widening	45	Des./Construction
	0-08	HPHA	West Loch/Hoaeae	Waipahu I and Waipahu II Redevelopment	1	Pre-Planning
	0-09	HHFDC/DAGS	Waipahu Transit Center/Poohala	Waipahu Civic Center TOD Project	10	Pre-Planning
	0-10	HPHA	Waipahu Transit Center/Poohala	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning
	0-11	UH-LCC	Leeward Comm College/Halawani	UH Leeward Community College TOD Master Plan	50	Pre-Planning
	0-12	HPHA	Pearl Highlands/Waia wa	Hale Laulima Homes	4	Pre-Planning
Halawa	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning
	0-15	DHHL	Lagoon Drive/Aha, Middle St/Kahawiki	Moanalua Kai Conceptual Plan	14	Pre-Planning
	0-16	PSD/DAGS	Middle St/Kahawiki, Kalihi/Mokapea	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Pre-Planning
	0-17	HPHA	Kalihi/Mokapea	Kamehameha Homes	16	Pre-Planning
	0-18	HPHA	Kalihi/Mokapea	Kaahumanu Homes	7	Pre-Planning
Iwilei-Kapalama	0-19	DHHL	Kapalama/Niuhelawai	Kapalama Project Conceptual Plan	5	Pre-Planning
	0-20	UH HCC	Kapalama/Niuhelawai	UH Honolulu Community College TOD Study	23	Pre-Planning
	0-21	HPHA	Kapalama/Niuhelawai	School Street Administrative Offices Redevelopment	12	Plan/Design
	0-39	HHFDC	Kapalama/Niuhelawai, Iwilei/Kuwili	State Iwilei Infrastructure Master Plan	34	Planning
	0-22	HPHA	Iwilei/Kuwili	Mayor Wright Homes Redevelopment	15	Planning
	0-23	HHFDC/DAGS	Iwilei/Kuwili	Liliha Civic Center Mixed-Use Project	4	Planning
	0-24	HPHA	Iwilei/Kuwili	Kalanihua Homes	2	Pre-Planning

State TOD Priority Area

Project fact sheets are included for each of the projects on the State and County TOD project list. Project IDs in the table correspond to the project identifier in the upper right of the first page of each project fact sheet.

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
	O-25	HHFDC	Kakaako/Kukuluaeo	690 Pohukaina	2	Planning
	O-26	DOE/HHFDC	Kakaako/Kukuluaeo	Pohukaina Elementary School	2	Planning
	O-27	HCDA	Kakaako/Kukuluaeo, Civic Center/Kaakaoakukui	Nohona Hale	0.24	Completed
	O-28	HCDA	Kakaako/Kukuluaeo	Ola Ka Ilima Artspace Lofts	0.69	Completed
	O-29	HCDA	Ala Moana/Kalia	Hale Kewalo Affordable Housing	0.62	Completed
	O-30	HHFDC/JUD	Ala Moana/Kalia	Alder Street Affordable Rental Housing/Juvenile Service Center	1.5	Construction
	O-31	HPHA	Ala Moana/Kalia	Makua Alii & Paoakalani	9	Pre-Planning
City & County of Honolulu	O-32	CCH	Iwilei/Kuwili, Kapalama/Niuhelawai	Iwilei-Kapalama Infrastructure Master Plan	581	Planning
	O-33	CCH	Pearlridge/Kalaupaa	Pearlridge Bus Center/TOD Project	3	Plan/Design
	O-34	CCH	Kapalama/Niuhelawai	Kapalama Canal Catalytic Project/Linear Park	19	Design
	O-35	CCH	Chinatown/Kuloloia	Chinatown Action Plan		EA/Design
	O-36	CCH	Waipahu Transit Center/Ponihala	Waipahu Town Action Plan		Planning
	O-37	CCH	Kakaako/Kukuluaeo	Blaisdell Center Master Plan	22	Planning
County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Construction
	K-14	COK	Lihue	Lihue Civic Center Redevelopment		Planning
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan		Planning
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction
	K-05	UH KCC	Puhi	UH Kawai Community College LRDP/Student Housing	197	Pre-Planning
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements		Design
	K-08	HHSC/COK	Kapaa	Mahelona State Hospital/TOD Master Plan	34	Planning
	K-09	COK/DPW	Mahelona	Kawaihau/Hawaala/Mailihuna Rd Complete Streets/Safety Improvements		Construction
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects		Plan/Design
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning
K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Planning	
K-13	COK/PD	Kekaha-Lihue Line	Wai mea 400 (aka Wai mea Lands Master Plan)	34	Planning	

## State and County Priority TOD Projects

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
County of Hawaii	H-02	COH	Keaau	Keaau Public Wastewater System		Planning
	H-13	COH	Pahoa	Pahoa Transit Hub		Planning
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Construction
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC Komohana Campus	267	Pre-Planning
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student Housing	36	Pre-Planning
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements		Planning
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des./Constr
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Pre-Planning
H-12	HHFDC/COH	North Kona	Kukuiola & Village 9 Affordable Housing	36	Plan/Des./Constr	
County of Maui	M-01	HHFDC/COM	Lahaina	Villages of Lealii Affordable Housing	1033	Plan/Design
	M-06	COM	West Maui	West Maui TOD Corridor Plan		Planning
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	6	Planning
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction
	M-04	DAGS/HHFDC	Wailuku	Wailuku Courthouse Expansion	3	Plan/Design
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Pre-Planning
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Planning
	M-08	COM	South Maui/Kihei	South Maui TOD Corridor Plan		Pre-Planning

AGENCY TOD Project Fact Sheet		O-01						
1	Agency	Department of Hawaiian Home Lands						
2	Transit Station/Bus Stop	East Kapolei Station						
3	Project Name	<b>Kauluokahai Increment II-A, Multi-Family/Commercial</b>						
4	Street Address	Keahumoa Parkway						
5	Tax Map Key/s	(1) 9-1-017: 159						
6	Land Area (acres)	32.6 acres						
7	Zoning	AG-1 <i>Note: DHHL lands are not subject to county zoning.</i>						
8	Fee Owner	Department of Hawaiian Home Lands						
9	Lessee/s	None						
10	Current Uses	Vacant land						
11	Encumbrances (if any)	None						
12	Project Description	Plans, Design, and Construction for mixed-use development of a 32.6-acre Hawaiian Home Lands parcel. Proposed uses include, multi-family residential for native Hawaiian beneficiaries, plus commercial/institutional space – the rental income from which would support and subsidize the residential rental units. Potential Public-Private Partnership project.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)	None. Backbone infrastructure has been constructed.						
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> </table>	Planning	Design	Construction			
Planning	Design	Construction						
15	Project Status	Preparing RFP for project; RFP to be issued by early 2022. 2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband.						
16	Consultant/ Contractor/Developer	TBD						
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> </table>	Planning	Design	Construction			
Planning	Design	Construction						
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td></td> <td>Developer financed</td> <td></td> </tr> </table>	Planning	Design	Construction		Developer financed	
Planning	Design	Construction						
	Developer financed							
19	Contact Person (Name, Email Address)	Darrell Ing, darrell.h.ing@hawaii.gov						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:							

## KAULUOKAHAI INCREMENT II-A, MULTI-FAMILY/COMMERCIAL

Kauluokahai (also referred to as East Kapolei II) is a master-planned community being developed by the Department of Hawaiian Home Lands (DHHL) on a 404-acre parcel located mauka of the Ewa Villages Golf Course and east of the Kualaka'i Parkway. The community will consist of approximately 1,000 single-family residential lots for native Hawaiian beneficiaries, approximately 1,000 multi-family residential units (to be developed by DHHL and others), the Kroc Community Center, a middle school, and an elementary school.

Increment II-A is a 32.6-acre parcel, originally planned for 157 single-family residential lots. Currently, DHHL is pursuing a mixed-use development concept consisting of 157-250 multi-family rental units for native Hawaiian beneficiaries, plus approximately 10,000 square feet of commercial and institutional space. Some units could be for "transitional housing" –for medium-term rental periods, during which the beneficiaries pay down debts, increase savings, and otherwise prepare to purchase a home. Other units could be for kupuna (elderly). The retail commercial component would offer neighborhood convenience services and products. The expected market are the homes and apartments in the immediate vicinity, as well as the Ho'opili Master Planned Community. The rental income from the retail operations would support and subsidize the residential rental units, thus making the project self-sustaining.

The project site is approximately a half mile from the East Kapolei transit station at the Kualaka'i Parkway - Keahumoa Parkway intersection. Parcels on the east and west sides of the site are owned by Hawaii Housing Finance Development Corporation (HHFDC) and are being developed as affordable rentals for the general public. North of the site is Kauluokahai, Increment II-B, for which infrastructure construction has been completed; house construction started in April 2018. South of the site is the Ewa Villages Golf Course. All off-site infrastructure necessary to support the project has been constructed.

DHHL will select a developer who will be responsible for planning, designing, financing, and construction of the project. They would also be responsible for the operation, marketing, and maintenance of both the residential and commercial components. The intent is for the retail commercial component to generate sufficient revenues to pay down construction costs and fund on-going operating and maintenance costs for the entire project, limiting the need for DHHL or State funding.



AGENCY TOD Project Fact Sheet		O-02
1	Agency	University of Hawaii – West Oahu
2	Transit Station/Bus Stop	East Kapolei, UH West Oahu
3	Project Name	<b>UH West Oahu University District</b>
4	Street Address	
5	Tax Map Key/s	(1) 9-1-016: 179 por; (1) 9-1-016: 233
		(1) 9-1-016: 220 por
		(1) 9-1-016: 222 por
6	Land Area (acres)	Approximately 180 acres
7	Zoning	
8	Fee Owner	University of Hawaii
9	Lessee/s	
10	Current Uses	Vacant
11	Encumbrances (if any)	
12	Project Description	Development of the approximately 180-acre University District adjoining the campus and rail stations. The vision for a University District is to create a vibrant, sustainable mixed-use community that will be integrated and complement the UHWO campus.
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning                      Design                      Construction
15	Project Status	Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work to start early 2022.
16	Consultant/ Contractor/Developer	
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning                      Design                      Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning                      Design                      Construction
19	Contact Person (Name, Email Address)	Michael Shibata, shibatam@hawaii.edu
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	



# UH WEST OAHU UNIVERSITY DISTRICT

UH has selected a master developer to develop the 180-plus net acres that comprise the University District, which adjoins the UHWO campus and surrounds the East Kapolei and UH West Oahu rail stations. University District development is intended to complement growth of UHWO and to generate revenue for the University of Hawaii. Lands comprising the University District are shown conceptually in golden yellow in this image.

The vision for a University District is to create a vibrant, sustainable mixed-use community that will be integrated and complement the UHWO campus. Additionally, the two transit stops will provide TOD opportunities to further define this mixed-use development area and will encourage street-level business and pedestrian activities that will help shape and define this unique destination as a gathering place.

Development of the University District Lands presents an opportunity to create a new “college town” for future generations that is synergistic with UHWO and consistent with the UHWO Long Range Development Plan (LRDP). The University District is envisioned for appropriate mixed uses that will be integrated and compatible with, and complement, the UHWO campus. The University District is intended to attract a broad clientele.



\* Acreages do not reflect proposed Farrington Highway Widening.

**LEGEND**

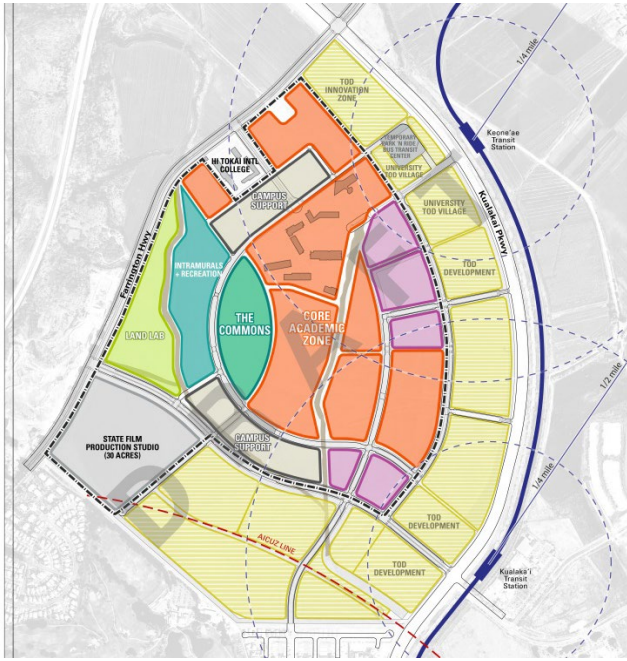
- Phase 1 UHWO Campus
- Expanded UHWO Campus
- Boundary of University District Lands (± 183.8 acres gross)

DRAFT 10/12/2015 - Subject to Change  
**UHWO Conceptual Land Use Master Plan**  
 University of Hawaii - West O'ahu  
 East Kapolei, O'ahu  
 FEBRUARY 18, 2016

AGENCY TOD Project Fact Sheet		O-03						
1	Agency	University of Hawaii – West Oahu						
2	Transit Station/Bus Stop	UH West Oahu, East Kapolei						
3	Project Name	<b>UH West Oahu Long Range Development Plan</b>						
4	Street Address							
5	Tax Map Key/s	(1) 9-1-016: 220; (1) 9-1-016: 222; (1) 9-1-016: 233; (1) 9-1-016: 179 & mauka lands						
6	Land Area (acres)	500 acres (makai lands)						
7	Zoning	BMX-3, A-2, R-3.5 (makai lands)						
8	Fee Owner	University of Hawaii						
9	Lessee/s							
10	Current Uses	University campus, agriculture, and vacant lands						
11	Encumbrances (if any)							
12	Project Description	The Project is the update of the UHWO Long Range Development Plan, focusing on the Makai Lands (500 acres), including the 184 acres referred to as the University District Lands (non-campus). This effort will evaluate the TOD and mixed-use potential surrounding the 2 rail stations, and develop a preferred master plan and circulation network for the entire 500-acre property. The LRDP and the selected master plan will guide future development, creating a seamless town-gown community that includes campus-related rental housing. Since this is primarily a planning project, additional funds will be necessary to implement its recommendations.						
13	Site Constraints <small>(infrastructure, arch/hist sites, etc.)</small>							
14	Development Schedule <small>Ctrl + Tab to enter under headings &gt;</small>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td>Ongoing</td> <td></td> <td></td> </tr> </table>	Planning	Design	Construction	Ongoing		
Planning	Design	Construction						
Ongoing								
15	Project Status	Planning. Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work to start early 2022.						
16	Consultant/ Contractor/Developer	LRDP: PBR Hawaii						
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings &gt;\$</small>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td>800K</td> <td></td> <td></td> </tr> </table>	Planning	Design	Construction	800K		
Planning	Design	Construction						
800K								
18	Funding Source/s <small>Ctrl + Tab to enter under headings &gt;</small>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td>CIP</td> <td></td> <td></td> </tr> </table>	Planning	Design	Construction	CIP		
Planning	Design	Construction						
CIP								
19	Contact Person <small>(Name, Email Address)</small>	Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu						
20	Attachments <small>OPTIONAL: Please send images/pictures (current &amp; planned), maps, studies/reports</small>  link to webpage:							

# UH WEST OAHU LONG RANGE DEVELOPMENT PLAN

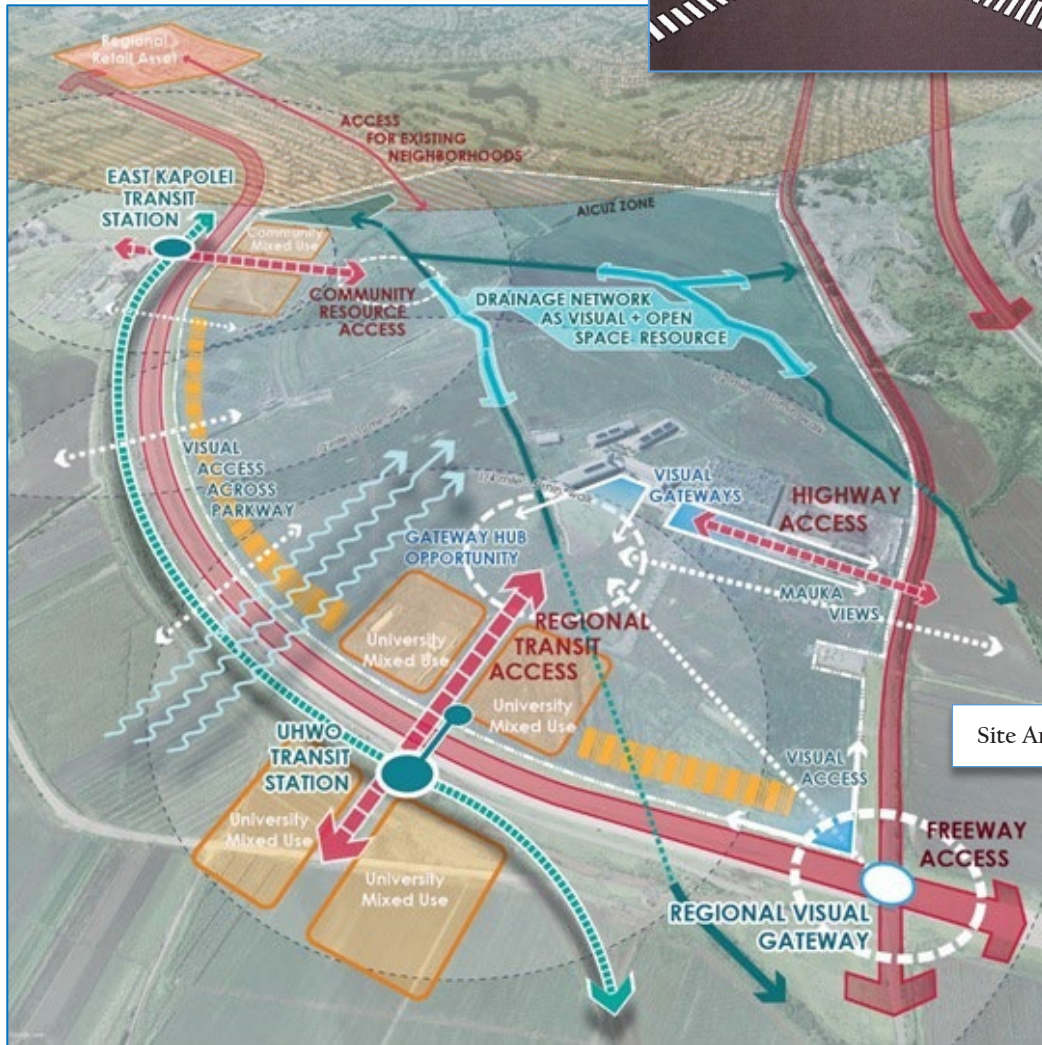
## 2019 Campus Land Plan



Conceptual Rendering, UH West Oahu Station. HART



Conceptual Rendering, East Kapolei Station. HART



Site Analysis and Priorities

AGENCY TOD Project Fact Sheet		O-04		
1	Agency	University of Hawaii – West Oahu		
2	Transit Station/Bus Stop	UH West Oahu, East Kapolei		
3	Project Name	<b>UH West Oahu TOD Infrastructure</b>		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-016: 220; (1) 9-1-016: 222 (1) 9-1-016: 223; (1) 9-1-016: 179		
6	Land Area (acres)			
7	Zoning	BMX-3, A-2, R-3.5		
8	Fee Owner	University of Hawaii		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)			
12	Project Description	The Project is the design and construction of new roads and infrastructure within UHWO’s 2 TOD areas to support mixed-use development, including campus-related rental housing. Excluding the developed campus, the UHWO’s lands are primarily vacant and without infrastructure. To encourage the desired mixed-use development surrounding the 2 rail stations, the availability of costly yet necessary infrastructure is a critical first step. The update of the LRDP would provide the roadway and infrastructure framework for this Project.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		None	FY2019/2020	FY2021
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	None		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
			750K	
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

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## AGENCY TOD

O-05

### Project Fact Sheet

1	<b>Agency</b>	University of Hawaii – West Oahu		
2	<b>Transit Station/Bus Stop</b>	Kualakai/East Kapolei, Keoneae/UH West Oahu, (Leeward CC, Honolulu CC)		
3	<b>Project Name</b>	<b>UHWO Multi-Campus Housing – P3 Viability Study</b> ( <i>Proposed Concept</i> )		
4	<b>Street Address</b>			
5	<b>Tax Map Key/s</b>	(1) 9-1-016: 220; (1) 9-1-016: 233; (1) 9-1-016: 222; (1) 9-1-016: 179		
6	<b>Land Area (acres)</b>			
7	<b>Zoning</b>	BMX-3, A-2, R-3.5		
8	<b>Fee Owner</b>	University of Hawaii		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Vacant		
11	<b>Encumbrances (if any)</b>	Current zoning areas of A-2 and R-3.5 are not conducive to TOD type development and may need to be revised. However, should the City Council revise the zoning surrounding rail transit stations consistent with their East Kapolei Neighborhood TOD Plan, the areas surrounding the 2 stations would become BMX.		
12	<b>Project Description</b>	With 3 UH System campuses positioned along the rail corridor, this Project would assess the needs for campus-related rental housing (student, faculty, staff) at the 3 campuses and evaluate the viability of bundling the development, maintenance and operations of 2-3 campuses into one project that can be delivered through the P3 procurement method. The study would also look at the co-location of UH System campus housing units within walking distance of the 2 UHWO stations (and possibly LCC station). Assuming a short 10-minute train ride from UHWO to Leeward CC, students and employees could reside at/near UHWO and attend class and work at Leeward CC. The bundling of units increases the size and value of the development, and improves the attractiveness of the project to P3 concessionaires. The P3 delivery method has the potential to include the development of other spaces and facilities for university use.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	UHWO Infrastructure and Roads are not built out.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		None		
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>	None		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		80K		
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		None		
19	<b>Contact Person</b> (Name, Email Address)	Bonnie Arakawa, UHWO Director of Planning and Facilities, bonniea@hawaii.edu		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

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## AGENCY TOD

O-o6

### Project Fact Sheet

1	<b>Agency</b>	Department of Land and Natural Resources		
2	<b>Transit Station/Bus Stop</b>	Keoneae/UH West Oahu		
3	<b>Project Name</b>	<b>East Kapolei Master Development Plan</b>		
4	<b>Street Address</b>	N/A		
5	<b>Tax Map Key/s</b>	(1) 9-1-016: 008		
		(1) 9-1-017: 097		
		(1) 9-1-018: 005 & 008		
6	<b>Land Area (acres)</b>	9-1-016: 008 - 31.915 acres, 9-1-017: 097 - 36.364 acres, 9-1-018: 005 - 65.999 acres, 9-1-018: 008 - 40.731 acres		
7	<b>Zoning</b>	AG-1 Restricted Agriculture		
8	<b>Fee Owner</b>	State of Hawaii Department of Land and Natural Resources		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Vacant except for revocable permit as noted below.		
11	<b>Encumbrances (if any)</b>	Revocable Permit 7402 to Larry Jefts for agricultural purposes for Parcels 9-1-016:008 & 9-1-018:005 & 008. Parcel 9-1-017:097: por. rail guideway easement and 10-acre park & ride facility. Parcel 9-1-018:008: por. water storage tank		
12	<b>Project Description</b>	Mixed use development for income generation. Preparation of a strategic master development plan for the four parcels designated for TOD zoning. The primary use of the parcels will be income production to support DLNR's natural resource management and protection programs. The Plan will identify key infrastructure requirements for the parcels' use and development.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	DLNR parcels do not have reserved sewer capacity through the Makakilo Interceptor that connects to the Honouliuli WWTP. Kaloi Gulch runs through parcels east of Kualakai Parkway requiring major drainage improvements. Reservations as noted above for water tanks and associated rail facilities.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		Now-2020	2020-2022	Estimated 2023 start
15	<b>Project Status</b>	Contract awarded for preparation of EIS & NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel; consulting work to start in early 2022		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		\$2M	\$20M	\$200M
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		GF/CIP	P3	P3
19	<b>Contact Person</b> (Name, Email Address)	Ian Hirokawa, Ian.C.Hirokawa@hawaii.gov Russell Tsuji, Administrator, Land Division, Russell.Y.Tsuji@hawaii.gov		
20	<b>Attachments</b>	link to webpage:		

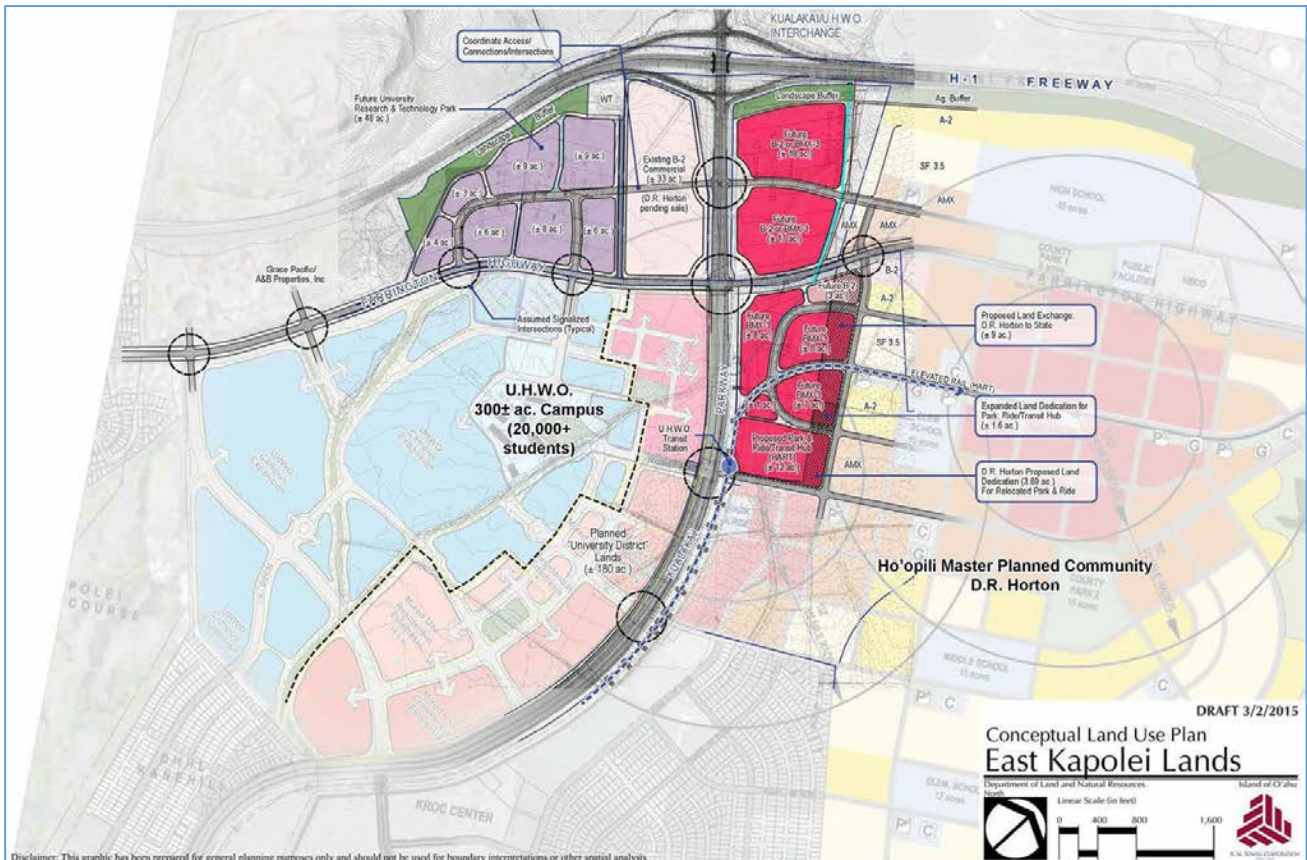


# EAST KAPOLEI MASTER DEVELOPMENT PLAN

The Department of Land and Natural Resources (DLNR) is preparing a strategic master development plan for 175 acres of its lands in East Kapolei in close proximity to the University of Hawaii West Oahu and the Hoopili master planned community. Two parcels north of Farrington Highway have a land area of 32 and 41 acres, and the two parcels east of Kualakai Parkway are 66 and 36 acres in size. The primary purpose of the development is to provide a long term source of income to support the Department’s natural resource management and protection programs. The Plan will identify issues that require resolution in order to develop the properties, in particular, key infrastructure constraints and improvements required.

The 36-acre parcel adjacent to the UH West Oahu rail station has the best development potential, but a 10-acre portion of the site is committed to the City for a park and ride facility, and a rail guideway easement will also traverse the site.

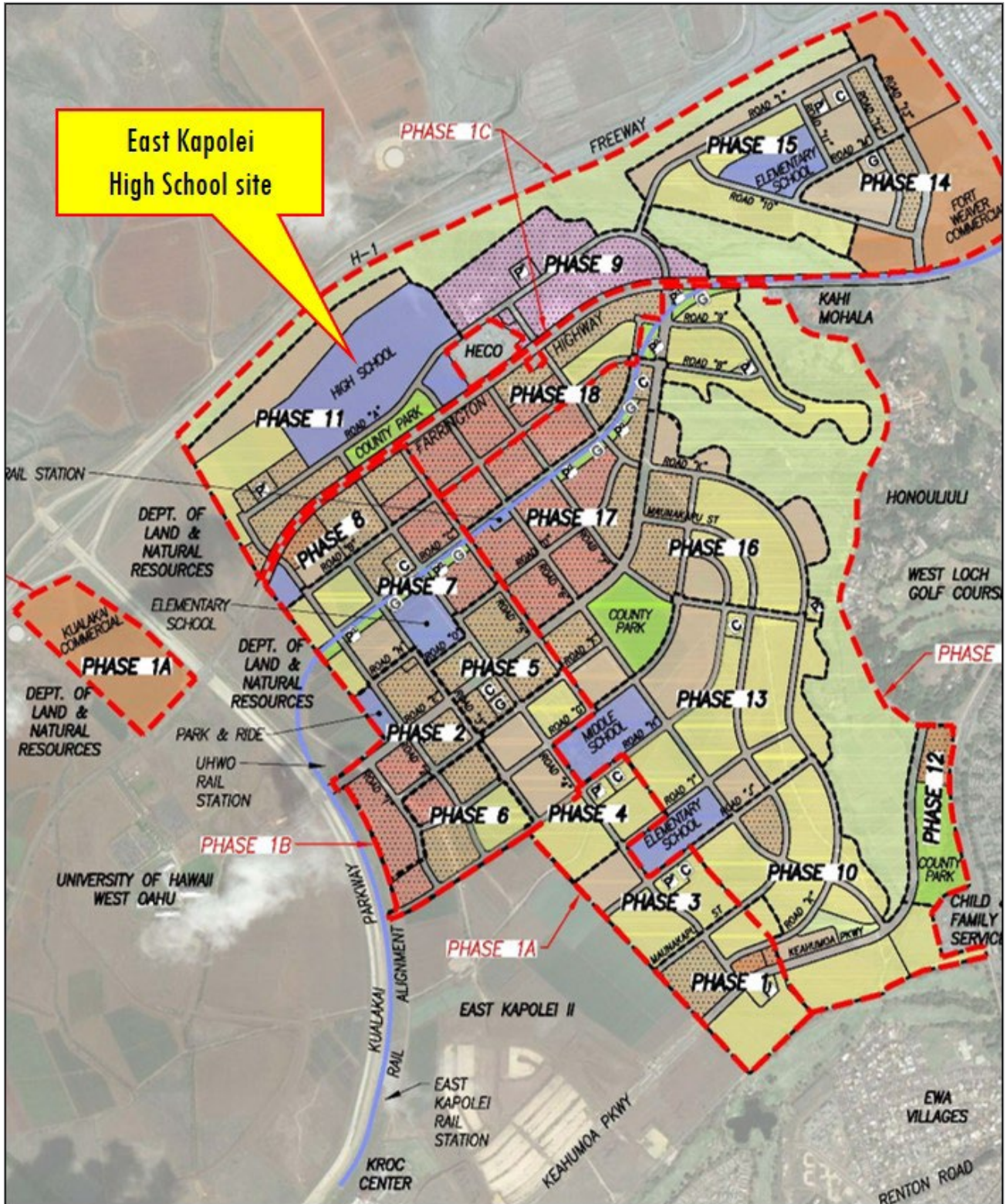
Infrastructure constraints. Kaloi Gulch is a major natural drainageway running through the two parcels east of Kualakai Parkway. The 66-acre parcel above Farrington Highway is directly affected by the gulch, which splits the parcel in half. Drainage improvement options include channelization, re-routing, or undergrounding. Sewer capacity is a major constraint, as unlike adjacent developments, DLNR does not have reserved sewer capacity through the Makakilo Interceptor line and the Honouliuli WWTP. The widening of Farrington Highway will require some taking of land as well as design challenges for road, pedestrian and bicycle crossings of Farrington Highway as well as Kualakai Parkway.



AGENCY TOD Project Fact Sheet		O-07		
1	Agency	Department of Education		
2	Transit Station/Bus Stop	Hoopili		
3	Project Name	East Kapolei High School		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-018: 010 por		
6	Land Area (acres)	45 acres		
7	Zoning	A-2, med density apt		
8	Fee Owner	DR Horton; subdivision approval received Sept 2019 for school site		
9	Lessee/s			
10	Current Uses	Vacant, cultivated land		
11	Encumbrances (if any)			
12	Project Description	High school for 3,200 students to serve East Kapolei and Hoopili communities, looking at vertical school options.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	School opening dependent upon City and County of Honolulu's Farrington Highway widening project.		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
			FY19/FY21	FY/21-24
15	Project Status	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Roy Ikeda, roy.ikeda@k12.hi.us		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

# EAST KAPOLEI HIGH SCHOOL

High school planned for 3,000 students to serve the East Kapolei and Hoopili communities. The DOE is considering vertical school options for the school.



Source: Hoopili Development, Subdivision Phasing Plan, June 2017, Prepared by RM Towill

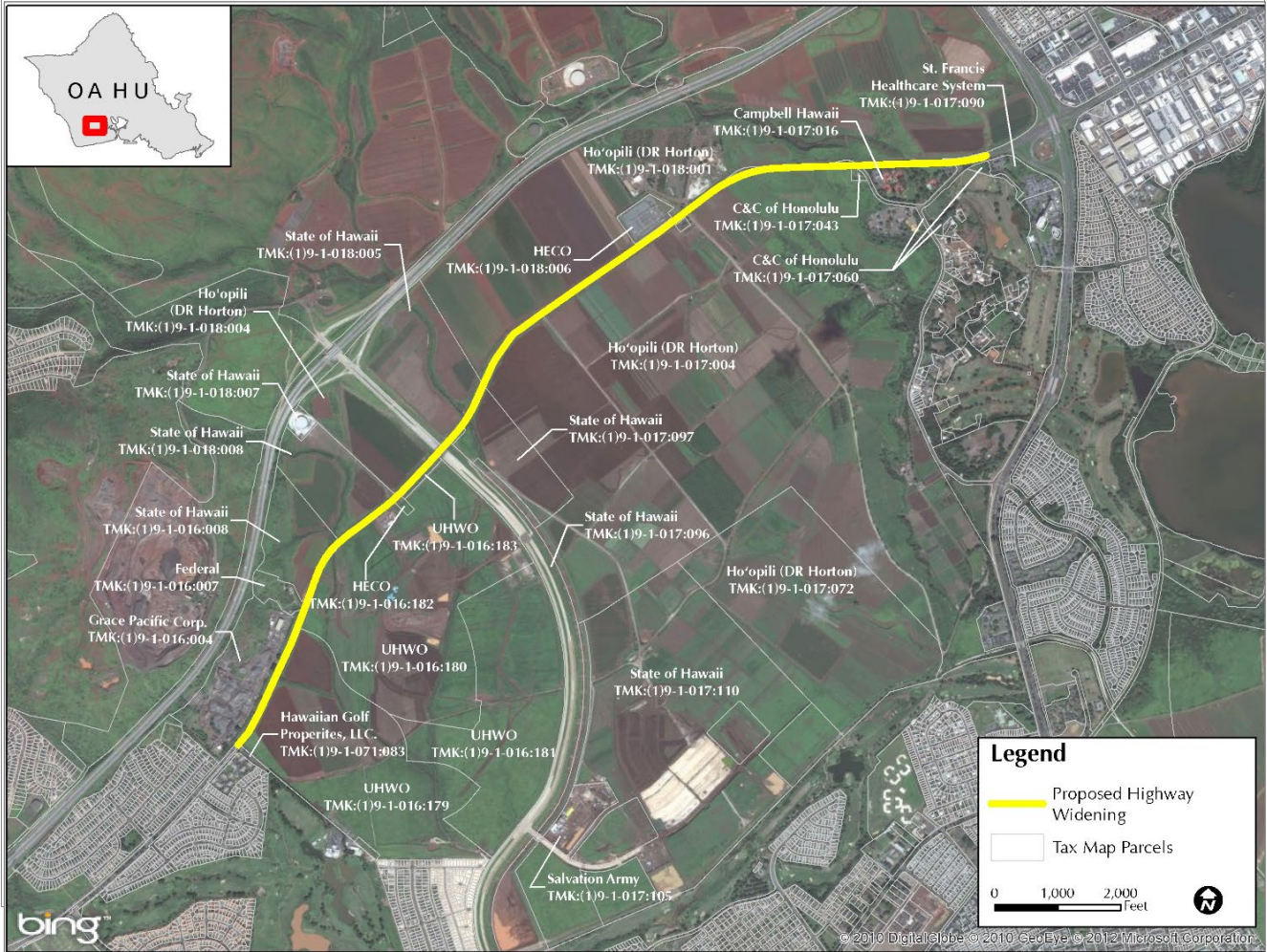
# AGENCY TOD/TRD Project Fact Sheet

O-38

<b>1</b>	<b>Agency</b>	State Department of Transportation		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Keoneae   UH West Oahu; Honouliuli   Hoopili		
<b>3</b>	<b>Project Name</b>	<b>Farrington Highway Widening</b>		
<b>4</b>	<b>Street Address</b>	Corridor/right-of-way between Old Fort Weaver Road and Kapolei Golf Course Road		
<b>5</b>	<b>Tax Map Key/s</b>	N/A – Farrington Highway is a Public Roadway Right-of Way (ROW) without a TMK. However, along this segment of highway, the State owns 3 linear parcels adjacent to Farrington Highway not designated to a specific agency such as UH West Oahu or the DLNR. The TMKs are 9-1-017: 099 (0.265 acres), 9-1-017: 098 (3.989 acres), and 9-1-016: 130 (0.002 acres).		
<b>6</b>	<b>Land Area (acres)</b>	Approximately 23.8 acres (avg. 66-foot wide ROW for 15,700 linear feet) plus the additional 4.256 acres from the 3 parcels mentioned above.		
<b>7</b>	<b>Zoning</b>	AG-1 Restricted Agriculture		
<b>8</b>	<b>Fee Owner</b>	State DOT		
<b>9</b>	<b>Lessee/s</b>	N/A		
<b>10</b>	<b>Current Uses</b>	Existing two-lane highway		
<b>11</b>	<b>Encumbrances (if any)</b>			
<b>12</b>	<b>Summary Project Description</b>	Construct improvements to enhance sub-regional roadway connectivity and mobility, increase capacity and accommodate multi-modal transportation options, from Kapolei Golf Course Road to west of Fort Weaver Road.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
<b>14</b>	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
<b>15</b>	<b>Project Status</b>	Design. DOT plans for three-lane configuration with one a shared turn lane; this provides room for bike lane & pedestrian walkways. Project to go out to bid June 2023.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>			
<b>17</b>	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design/Acquisition	Construction
<b>18</b>	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design/Acquisition	Construction
			State	State
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Ed Sniffen, <a href="mailto:edwin.h.sniffen@hawaii.gov">edwin.h.sniffen@hawaii.gov</a>		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

# FARRINGTON HIGHWAY WIDENING

Farrington Highway is being widened from Fort Weaver Road to Kualaka'i Parkway to accommodate East Kapolei development and traffic demands. Plans are to construct a three-lane highway with one lane in each direction and a shared turn lane throughout the route. A three-lane configuration will allow for additional room to install bike lanes and pedestrian walkways. Most of the congestion is at the intersections, and the intent is to keep high-capacity traffic on the freeway mauka of Farrington Highway. The new roadway is planned to interface with three primary rail stations, Ho'opili/Honouliuli, and University of Hawai'i West O'ahu/Keone 'ae, and East Kapolei/Kualaka'i. The Farrington Highway/Kualakai Parkway intersection will be at-grade, with traffic signal priority given to traffic on Kualakai Parkway (a State roadway).



# AGENCY TOD Project Fact Sheet

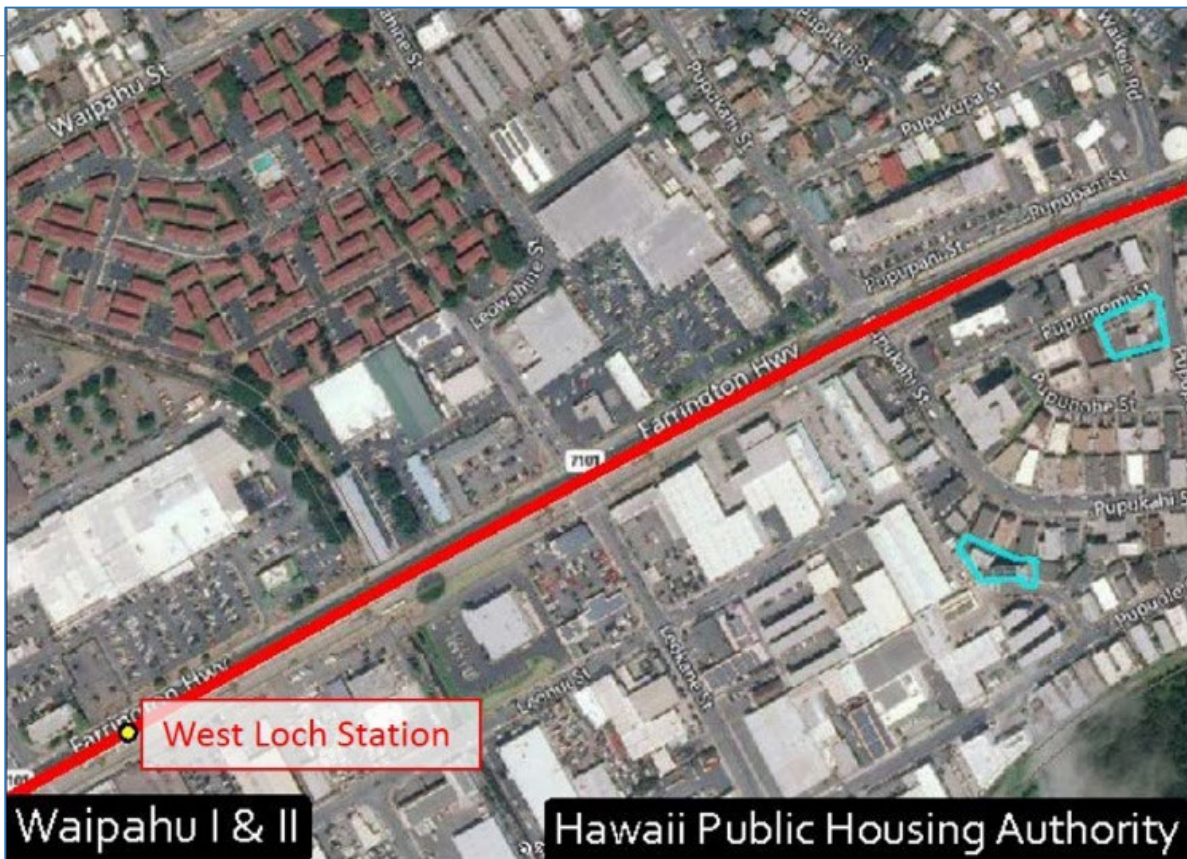
O-08

1	<b>Agency</b>	Hawaii Public Housing Authority		
2	<b>Transit Station/Bus Stop</b>	West Loch		
3	<b>Project Name</b>	<b>Waipahu I and Waipahu II Redevelopment</b>		
4	<b>Street Address</b>	94-111 Pupuole Place, 94-132 Pupupuhi Street		
5	<b>Tax Map Key/s</b>	Waipahu I & II: (1) 9-4-039: 019; (1) 9-4-039: 076		
6	<b>Land Area (acres)</b>	Waipahu I & II: 0.28 acres, 0.37 acres		
7	<b>Zoning</b>	A-2, A-2		
8	<b>Fee Owner</b>	Hawaii Public Housing Authority		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Waipahu I & II: two two-story apartment building containing a total of 39 public housing units with a mix of 2- and 3-bedroom apartments		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The redevelopment of Waipahu I & II, in addition to redevelopment of HPHA's Hoolulu and Kamalu properties in Waipahu Town would increase total unit count from 260 to 1,000 units.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2025	2027	CY2029
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## WAIPAHU I AND WAIPAHU II REDEVELOPMENT

HPHA proposes to redevelop the Waipahu I and II apartment buildings, which are located within walking distance of the West Loch rail station in Waipahu. These are two small non-contiguous properties. Waipahu I, with 19 units, is situated off of Pupuole Street with vehicular access to ground floor parking from Pupuole Place. Waipahu II, with 20 units, is situated on the western corner of Pupupuhi and Pupumomi Streets. Waipahu I was constructed in 1970 and is comprised of one four-story apartment building providing a mix of two- and three-bedroom units. Waipahu II was constructed in 1969 and is comprised of one three-story apartment building with a mix of two- and three-bedroom units. City zoning for both properties is A-2 Medium-Density Apartment.

Other Waipahu properties planned for redevelopment include the 3.8 acre site of the Hoolulu and Kamalu elderly housing projects in Waipahu Town. Proposed redevelopment would increase the number of housing units for all four properties from 260 to as much as 1,000 affordable housing units near the West Loch Station and Waipahu Transit Center.



# AGENCY TOD Project Fact Sheet

O-09

1	<b>Agency</b>	Hawaii Housing Finance and Development Corporation/ Department of Accounting and General Services Department of Education		
2	<b>Transit Station/Bus Stop</b>	Waipahu Transit Center		
3	<b>Project Name</b>	<b>Waipahu Civic Center TOD Project</b>		
4	<b>Street Address</b>	Mokuola and Hikimoe Streets		
5	<b>Tax Map Key/s</b>	(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	<b>Land Area (acres)</b>	9.7 acres		
7	<b>Zoning</b>	R-5		
8	<b>Fee Owner</b>	HHFDC (pars 51, 63, 64, 65), DLNR/DAGS (par 052)		
9	<b>Lessee/s</b>	TMK par 63-65: Plantation Town Apts		
10	<b>Current Uses</b>	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	<b>Encumbrances (if any)</b>	Current leases and easements		
12	<b>Project Description</b>	Potential redevelopment of existing State facilities and lands into mixed use project providing State services, affordable housing, with potential for school facilities.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
15	<b>Project Status</b>	TOD Proof of Concept study completed by UH Community Design Center (UHCDC) in 2019 (CIP \$250,000 to UH CDC); funding needed for further planning.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Dean Minakami, dean.minakami@hawaii.gov		
20	<b>Attachments</b> 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 the UH Community Design Center to undertake a Proof of Concept study for planning and design support for State TOD projects. The funds were used to study TOD opportunities for the State parcels in this area. The project produced proof of concept plans and conceptual designs for State lands in proximity to the rail station. The project resulted in 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 are available to State agencies and City partners to aid in development or redevelopment of these State properties.



# AGENCY TOD Project Fact Sheet

O-10

1	<b>Agency</b>	<b>Hawaii Public Housing Authority</b>		
2	<b>Transit Station/Bus Stop</b>	Waipahu Transit Center		
3	<b>Project Name</b>	<b>Hoolulu and Kamalu Redevelopment</b>		
4	<b>Street Address</b>	94-943 and 94-941 Kauolu Place		
5	<b>Tax Map Key/s</b>	Hoolulu/Kamalu: (1) 9-4-017: 001		
6	<b>Land Area (acres)</b>	Hoolulu/Kamalu: 3.78 acres		
7	<b>Zoning</b>	A-2, A-2		
8	<b>Fee Owner</b>	Hawaii Public Housing Authority		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Hoolulu and Kamalu: State elderly housing, 112 and 109 units, respectively		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. Redevelopment of these properties, in addition to HPHA's Waipahu I & II properties, would increase unit count for all four properties from 260 to 1,000 units. Possible redevelopment with HHFDC, DOE, DAGS and LIBRARIES.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		FY2021	2023	FY2025
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



AGENCY TOD Project Fact Sheet		O-11		
1	Agency	University of Hawaii, Leeward Community College		
2	Transit Station/Bus Stop	Leeward Community College		
3	Project Name	UH Leeward Community College TOD Master Plan		
4	Street Address	96-045 Ala Ike; Pearl City, HI 96782		
5	Tax Map Key/s	(1) 9-6-003: 048		
6	Land Area (acres)	49.551 acres		
7	Zoning	Property Class: Residential		
8	Fee Owner	University of Hawaii		
9	Lessee/s	N/A		
10	Current Uses	Site of Leeward Community College's main campus in Pearl City serving more than 10,000 credit and non-credit students.		
11	Encumbrances (if any)	Land used for higher educational purposes with various utility easements/agreements.		
12	Project Description	Leeward CC has no specific TOD plans at this time. Funding would allow Leeward CC to study potential TOD options that are consistent and complement its higher education mission and Long Range Development Plan of the institution.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Ingress/egress vehicular challenges		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		18 months after NTP	N/A	N/A
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		200,000.00 (est.)	N/A	N/A
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		N/A	N/A	N/A
19	Contact Person (Name, Email Address)	Mark Lane; Vice Chancellor of Administrative Services; marklane@hawaii.edu Michael Shibata, shibatam@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Leeward CC Rail Station; Leeward CC Long Range Development Plan (Ultimate Plan)		

## UH LEEWARD COMMUNITY COLLEGE TOD MASTER PLAN

Leeward Community College is now the second largest community college in the State, offering successful liberal arts programs and specific career and technical education programs, including a range of certificate and non-credit continuing education programs and courses. With the new Leeward CC train station located on its campus, Leeward CC is well-positioned to serve its growing community and provide greater linkages to partnering institutions.

TOD planning for Leeward CC is important because the campus is a prime location for incorporating TOD improvements that support and are consistent with the college's mission and long-term campus vision, while expanding its role as an educational hub and resource for the greater Central and Leeward O'ahu communities.

The Leeward CC Station will be built at the Ewa end of the campus, leading directly to an existing paved promenade that fronts the College's mauka buildings. Both the Phase I and Ultimate Plan of LCC's Long Range Development Plan emphasize the importance of creating cohesive physical linkages between the rail station and the campus proper to present a vibrant, welcoming "face" to the campus. The Plans include recommendations for improving the arrival experience on campus through physical improvements along the Pedestrian Mall, along with suggestions for reallocating and renovating space in existing buildings to bring Student Services functions to a more prominent "front door" location. The Plans also incorporates uses in new Career & Community Education and Science/Technology/Engineering/Health/Math (STEHM) instructional complexes fronting the Pedestrian Mall that would attract and serve more visitors, extend activity levels on campus throughout the day and week, and potentially generate revenue for the College (e.g., food outlets, conference facilities, dormitory and transient lodging, Culinary program's dining room).

Some of the TOD opportunities include:

- Using its proximity to the rail transit station to not only increase transportation options for its current campus population, but to expand its reach and serve potential students and the general public along Leeward Coast and Primary Urban Center, who might otherwise consider it inaccessible
- Near-term TOD improvements that would enhance the College's appeal to potential students and community members (e.g., theatre-goers, attendees of events that use campus facilities including non-traditional students attracted to Career & Technical Education/Workforce Development programs, patrons of the fine dining services offered by the Culinary Arts program) and elevate satisfaction and retention levels of current students
- Near-term, smaller scale commercial TOD projects that could produce new revenue streams for LCC
- Long-term, public-private TOD projects that could fund capital improvements for instructional facilities and create synergies with Leeward CC's core mission as its de facto campus population rises.



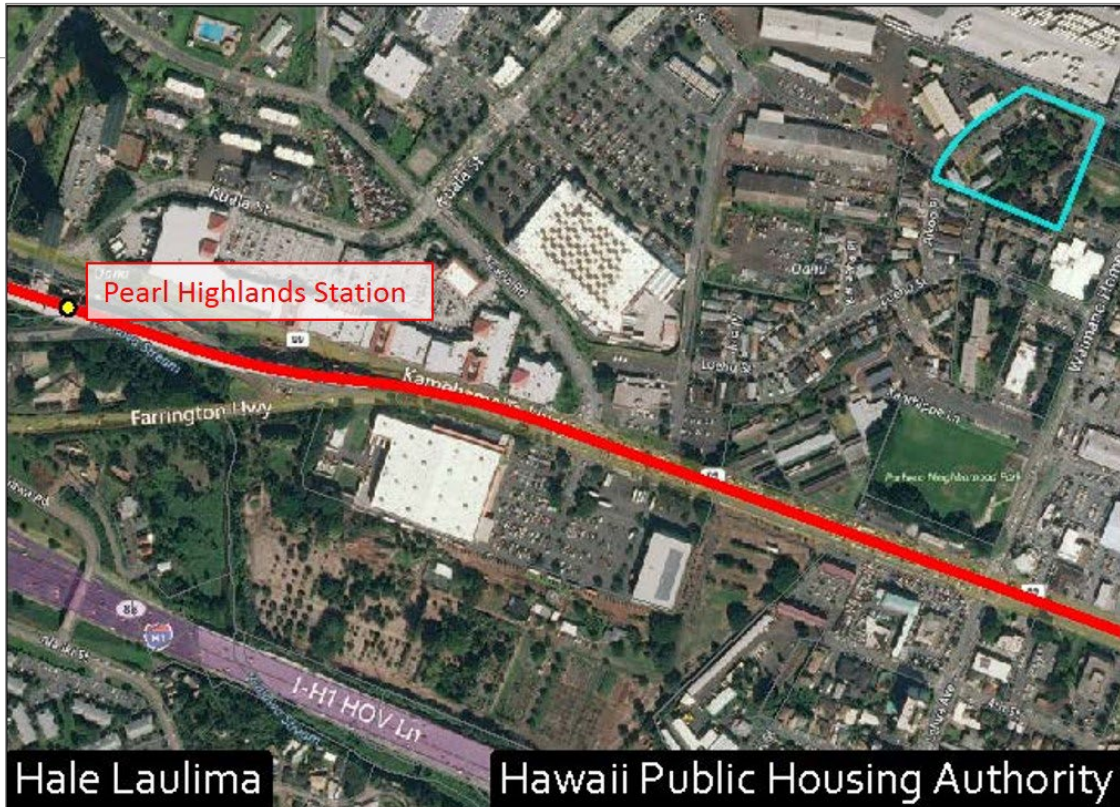
# AGENCY TOD Project Fact Sheet

O-12

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Pearl Highlands		
3	Project Name	<b>Hale Laulima Homes</b>		
4	Street Address	1184 Waimano Home Road		
5	Tax Map Key/s	(1) 9-7-094: 025		
6	Land Area (acres)	3.962 acres		
7	Zoning	A-1		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	36 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment may increase the number of units up to 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2027	2029	CY 2031
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		TBD		
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## HALE LAULIMA HOMES

Built in 1981, Hale Laulima is situated off Waimano Home Road with access provided by Hoomalu Street. The housing property is comprised of nine two-story townhome buildings providing a total of 36 two- and three-bedroom housing units, and a one-story common area building housing administrative offices and management operations. The four-acre site is situated within walking distance of a cluster of civic facilities—including the Pearl City Public Library, two community parks, an elementary school, the Pearl City Bus Complex, a police station—a community service center, and retail establishments. HPHA is considering redevelopment of the project to provide from 700-1,000 housing units in a mixed-income, mixed-use development.



AGENCY TOD Project Fact Sheet		O-13		
1	Agency	Stadium Authority/Department of Accounting and General Services/HCDA		
2	Transit Station/Bus Stop	Halawa		
3	Project Name	<b>New Aloha Stadium Entertainment District</b> (Stadium & Site Redevelopment)		
4	Street Address	99-500 Salt Lake Boulevard, Honolulu, HI 96818		
5	Tax Map Key/s	(1) 9-9-003: 055		
		(1) 9-9-003: 061		
		(1) 9-9-003: 070; (1) 9-9-003: 071		
6	Land Area (acres)	98 acres (approx.)		
7	Zoning	R5 (Current); proposed BMX pursuant to CCH draft Halawa TOD Plan		
8	Fee Owner	State Department of Land and Natural Resources; pending transfer to Stadium Authority pursuant to Act 286, SLH 2019		
9	Lessee/s	N/A		
10	Current Uses	Public recreational facility, including stadium facility and open area events. Real estate project to include residential, commercial, office, retail, parking, and civic and open space.		
11	Encumbrances (if any)	None, with exception of sliver of ceded land in Aiea section in NE corner of property		
12	Project Description	New 30-35K seat stadium with Ancillary Development which may include Office, Commercial, Residential, and Hotel Development.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Potential sewer and water capacity.		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2018-2019	2020	Stad 2021-2023; Anc Dev 2021+
15	Project Status	Planning – MP completed. EIS to be completed 2022; RFQ/RFP for P3 developers underway.		
16	Consultant/ Contractor/Developer	Legal: O’Melvaney & Myers Planning: Crawford Architects/WT partnership team		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		10.2MM Anc Dev-Self funded	60MM (STD) Anc Dev-Self funded	290MM (STD)[AD-self fund] Anc Dev-Self funded
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		P3 & State (Std) Anc Dev-N/A	P3 & State (Std) Anc Dev-N/A	P3 & State (Std) Anc Dev-N/A
19	Contact Person (Name, Email Address)	Ryan Andrews, <a href="mailto:ryan.g.andrews@hawaii.gov">ryan.g.andrews@hawaii.gov</a> Chris Kinimaka, <a href="mailto:chris.kinimaka@hawaii.gov">chris.kinimaka@hawaii.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Planning for a New Stadium & Site Redevelopment, dated 19 Feb 2019 Aloha Stadium Conceptual Redevelopment Plan, Dated 23 February 2017  <a href="#">New Aloha Stadium Entertainment District (NASED) – A Social-Infrastructure Public-Private Partnership Initiative (hawaii.gov)</a>		



## ALOHA STADIUM PROPERTY REDEVELOPMENT

With the lifting of the federal, State, and City deed restrictions, the Stadium Authority (SA) is proceeding with the construction of a new stadium, along with ancillary development on the site. The FY 2018 Budget appropriated \$10M to produce a Master Plan and EIS for the site. A team led by Crawford Architects was selected to prepare a conceptual master plan and EIS, which is being used in the RFQ/RFP process to solicit proposals for development through public-private partnerships (P3).

The project was rebranded as the New Aloha Stadium Entertainment District (NASED). Three conceptual master plan options with the following elements were formulated for the EIS and RFP process:



- A new 35,000 seat stadium
- Ancillary development to be completed in phases
- Options provide a range of ancillary development consisting of:
  - Office space: 900-1250K SF
  - Retail: 500-800K SF
  - Hotel: 500-650 rooms
  - Residential: 750-1250 multifamily units
  - Parking: 7500-10K spaces
  - Civic Amenities: 150-250K SF
- The State plans to contribute \$350MM in funding toward stadium costs.

A shortlist of developer teams has been selected for the RFP for the Stadium Project and a shortlist of developer teams has been selected for the RFP for the development of the Real Estate Project on the non-stadium lands. Selection of the P3 partners is anticipated in 2022.

The City has adopted the Halawa Area TOD. The plan documents are available for review at <https://www.honolulu.gov/tod/neighborhoods/halawa.html>. The Stadium property is a major part of this area. Action on subsequent TOD zoning is pending.



AGENCY TOD Project Fact Sheet		O-14						
1	Agency	Hawaii Public Housing Authority						
2	Transit Station/Bus Stop	Halawa						
3	Project Name	<b>Puuwai Momi</b>						
4	Street Address	99-132 Kohomua Street						
5	Tax Map Key/s	(1) 9-9-003: 056						
6	Land Area (acres)	11.5 acres						
7	Zoning	A-2, R-5						
8	Fee Owner	Hawaii Public Housing Authority						
9	Lessee/s							
10	Current Uses	260 units, federal low-income public housing						
11	Encumbrances (if any)							
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment could increase total unit count at this property up to 1,500 units. Possible redevelopment with the Stadium Authority, DAGS and HCDA.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)							
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</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			
Planning	Design	Construction						
15	Project Status	Pre-Planning. \$200K for conceptual master planning earmarked from 2017 NASED funding; initial conceptual plan alternatives for housing redevelopment explored; possible concurrent redevelopment with future phases of NASED. Awarded FY22 TOD CIP Planning grant for master planning & environmental review; procurement of consulting services in early 2022.						
16	Consultant/ Contractor/Developer							
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</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			
Planning	Design	Construction						
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</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			
Planning	Design	Construction						
19	Contact Person (Name, Email Address)	Benjamin Park, <a href="mailto:benjamin.h.park@hawaii.gov">benjamin.h.park@hawaii.gov</a> ; Kevin Auger, <a href="mailto:kevin.d.auger@hawaii.gov">kevin.d.auger@hawaii.gov</a>						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:							

## PUUWAI MOMI HOMES

Located adjacent to the Aloha Stadium property, Puuwai Momi was first occupied in 1969 and is comprised of 27 two- and three-story townhome buildings on a 11.5-acre site. The property provides a total of 260 housing units with one- to four-bedrooms per unit. One single-story common area building houses administrative offices. The proposed redevelopment would include mixed incomes and mixed uses, with an increase in the number of housing units from 260 units to up to 1,500 units.



## AGENCY TOD Project Fact Sheet

O-15

1	Agency	Department of Hawaiian Home Lands		
2	Transit Station/Bus Stop	Lagoon Drive; Middle Street		
3	Project Name	<b>Moanalua Kai – Conceptual Plans</b> for Department of Hawaiian Home Lands for Potential Transit-Oriented Development on Oahu (Shafter Flats)		
4	Street Address	2706 Kilihau Street, Honolulu, HI 96819 (TMK 1-1-064: 018), etc. (20 parcels total)		
5	Tax Map Key/s	(1) 1-1-064: 008-022; (1) 1-1-064: 031-035		
6	Land Area (acres)	14 acres		
7	Zoning	I-2 <i>Note: DHHL lands are not subject to county zoning.</i>		
8	Fee Owner	Department of Hawaiian Home Lands		
9	Lessee/s	Seventeen of the parcels are under long-term ground leases to various entities involved in warehousing and distribution, vehicles rentals, home renovations and construction, and other services. Three of the parcels are under direct management of DHHL.		
10	Current Uses	Miscellaneous industrial and warehouse uses.		
11	Encumbrances (if any)	Seventeen of the twenty parcels are under long-term ground leases of fifty-five years, twelve of which expire in 2022, three expire in 2025, one expires in 2064, and one whose termination is in dispute. One parcel has a sublease expiring in 2022 and two tenants on short-term, month-to-month permits, renewable annually. The remaining two parcels are under direct management of DHHL and are encumbered by short-term month-to-month permits, renewable annually.		
12	Project Description	To prepare conceptual plans for Hawaiian Home Lands near the Lagoon Drive rail station with the primary purpose of serving as: 1) a comprehensive guide for transit-oriented redevelopment of DHHL’s Shafter Flats lands; 2) to assist the City and County of Honolulu with planning for future infrastructure needs in the Shafter Flats area; and 3) to assist with the coordination of DHHL’s TOD plans with other adjacent landowners’ plans.		
13	Site Constraints <small>(infrastructure, arch/hist sites, etc.)</small>	Flooding, sea-level rise, infrastructure, including drainage.		
14	Development Schedule <small>Ctrl + Tab to enter under headings &gt;</small>	Planning	Design	Construction
		2019	N/A	FY 2023 - 2028
15	Project Status	Conceptual planning completed; awaiting issuance of final feasibility report by September 2019 to plan redevelopment options		
16	Consultant/ Contractor/Developer	PBR Hawaii & Associates, Inc. (Conceptual Planning Consultant)		
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings &gt;\$</small>	Planning	Design	Construction
		287,325.00*	N/A	N/A
18	Funding Source/s <small>Ctrl + Tab to enter under headings &gt;</small>	Planning	Design	Construction
		N/A	N/A	N/A
19	Contact Person <small>(Name, Email Address)</small>	Darrell Ing, <a href="mailto:darrell.h.ing@hawaii.gov">darrell.h.ing@hawaii.gov</a>		
20	Attachments <small>OPTIONAL: Please send images/pictures (current &amp; planned), maps, studies/reports link to webpage:</small>	Maps and preliminary renderings *Portion of conceptual planning project for DHHL’s Kapalama and Shafter Flats parcels; total cost for both project properties is \$574,650.00.		

## MOANALUA KAI CONCEPTUAL PLANS

The Department of Hawaiian Home Lands (DHHL) holdings in the Shafter Flats area, branded as “Moanalua Kai,” are comprised of 20 parcels approximately 14 acres in size. All the parcels are zoned by the City & County of Honolulu as “I-2” (Intensive Industrial) although DHHL lands are not subject to county zoning. Industrial/commercial warehouse space built in the late 1960s and early 1970s is currently under lease to tenants. These lands are located within a half-mile radius of the planned Lagoon Drive transit station, and five parcels are also within a half-mile radius of the Middle Street transit station.

DHHL has been engaged in conceptual planning since July 2016 to be able to take advantage of TOD opportunities and the parcels’ proximity to the rail stations and airport. DHHL envisions redevelopment of these lands as a next generation industrial kipuka: creating a preferred destination for Honolulu’s modern industrial uses that leverages the site’s visibility and central regional location and utilizes innovative design and green infrastructure to provide safe and clean amenities for high-end and showcase industrial uses that can generate revenue for DHHL. DHHL hopes to address the significant need for new industrial space through high-density, multi-level buildings with large floor plates, which have been largely unavailable in the local market. No residential component is planned for the developments in this area. The plans will provide additional dining and retail options, as well as music and entertainment venues to serve the area employment base.

Potential master plan options for Moanalua Kai are still being assessed, and feasibility analysis of the development potential has not been completed. Part of the feasibility analysis included limited engineering studies to refine the preliminary plans and address existing and future issues such as flooding and drainage, sea level rise, soil suitability for high density, vertical development, height restrictions and other airport-related constraints, access conditions for vehicles, pedestrians, and bicycles, and infrastructure capacity gaps. There will be the need to coordinate with the County on raising the roads to address the sea level rise and flooding issues.

Preliminary plans called for redevelopment in two phases. The first phase would include two multi-level buildings of 528,600 sq. ft of industrial space; ground floor parking for container trucks and rooftop parking for employees; two tilt-up constructed warehouses of 30,000 sq. ft. of industrial space; retail space of 5,000 sq. ft. and parking; four showroom spaces totaling 40,000 sq. ft. with off street parking stalls in the front and back of the showrooms; a multi-level parking structure accommodating about 500 vehicles; and green space for drainage, passive, and transformational use of 173,650 sq. ft. or nearly four acres. Phase II would include the replacement of the tilt-up warehouses with two multi-level buildings providing 347,460 sq. ft. of industrial space and additional parking. However, based on drafts of the final feasibility study, high density, vertical development may not be cost-effective.

DHHL intends to be positioned to begin soliciting potential developers within the next few years, and award master development leases so that phased redevelopment, likely on a more modest scale, can begin as soon as practical after the majority of the leases expire in 2022.



# AGENCY TOD Project Fact Sheet

O-16

1	<b>Agency</b>	Department of Public Safety/Department of Accounting and General Services		
2	<b>Transit Station/Bus Stop</b>	Middle Street; Kalihi		
3	<b>Project Name</b>	<b>Oahu Community Correctional Center Redevelopment</b>		
4	<b>Street Address</b>	2199 Kamehameha Highway, Honolulu, HI 96819		
5	<b>Tax Map Key/s</b>	(1) 1-2-013: 022 (OCCC)		
		(1) 1-2-026: 032 (Laumaka)		
6	<b>Land Area (acres)</b>	16.46 acres (OCCC); 1.075 acres (Laumaka)		
7	<b>Zoning</b>	I-2 Intensive Industrial (OCCC), IMX-1 Industrial-Commercial Mixed Use		
8	<b>Fee Owner</b>	State of Hawaii		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Jail (OCCC), Furlough facility (Laumaka)		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Redevelopment of the property requires relocation of OCCC to new Halawa facility & relocation of Department of Agriculture animal quarantine facility from its current Halawa site. RFI for developer for new facility in Halawa issued in 2021; preparing RFQ for issuance in early 2022.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2018		2024
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Wayne Takara, <a href="mailto:wayne.j.takara@hawaii.gov">wayne.j.takara@hawaii.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## OAHU COMMUNITY CORRECTIONAL CENTER REDEVELOPMENT

The Department of Public Safety (PSD) is proposing to replace the current Oahu Community Correctional Center (OCCC) with a modern facility that provides a safe, secure, and humane environment for the care and custody of adult offenders on Oahu. OCCC houses both male and female inmates on pretrial, sentenced and community release status, including transition and re-entry housing and programs for inmates returning from in-state or mainland correctional facilities. OCCC is PSD's largest detention facility and in immediate need of replacement. The existing facility is undersized for the current and projected population. Originally designed for 628 inmates, the facility was rebuilt and expanded more than 40 years ago and subsequently modified to accommodate 954 inmates. Past assessments by PSD indicate OCCC is overcrowded and is functioning above its design capacity.

PSD worked with the Department of Accounting and General Services (DAGS) and a consulting team comprised of AHL and Louis Berger US on a site selection study to identify and evaluate prospective sites for development of a new OCCC facility. Locational considerations included proximity to OCCC workforces, visitors, medical facilities, legal services, and court facilities, as well as proximity to regional highways and public transit services and the availability of community services, including fire protection and the ability to share services with other PSD facilities. On November 8, 2017, it was announced that of the four top-ranked sites evaluated, the preferred location for the new facility is the site of the existing Animal Quarantine Station located in Halawa Valley. An EIS was prepared for the four sites, and in August 2018, a Final EIS was accepted by the Governor with the Animal Quarantine site selected as the relocation site.

The proposed OCCC will include areas for building administration and security, food preparation, medical services, program services, housing, visitation, and spaces for building support and maintenance functions. OCCC staff also manages and operates the Laumaka Work Furlough Center (LWFC), which is located a block away from OCCC on Laumaka Street. Various services (i.e., medical, food service, laundry, etc.) for LWFC are currently provided by OCCC. Inmates assigned to LWFC are either actively seeking employment or working in the community. The proposed replacement project will also relocate female prisoners to a separate facility.

Should relocation of the OCCC facility to another site occur, then the existing 16-acre parcel in Kalihi would be evaluated for its TOD potential.



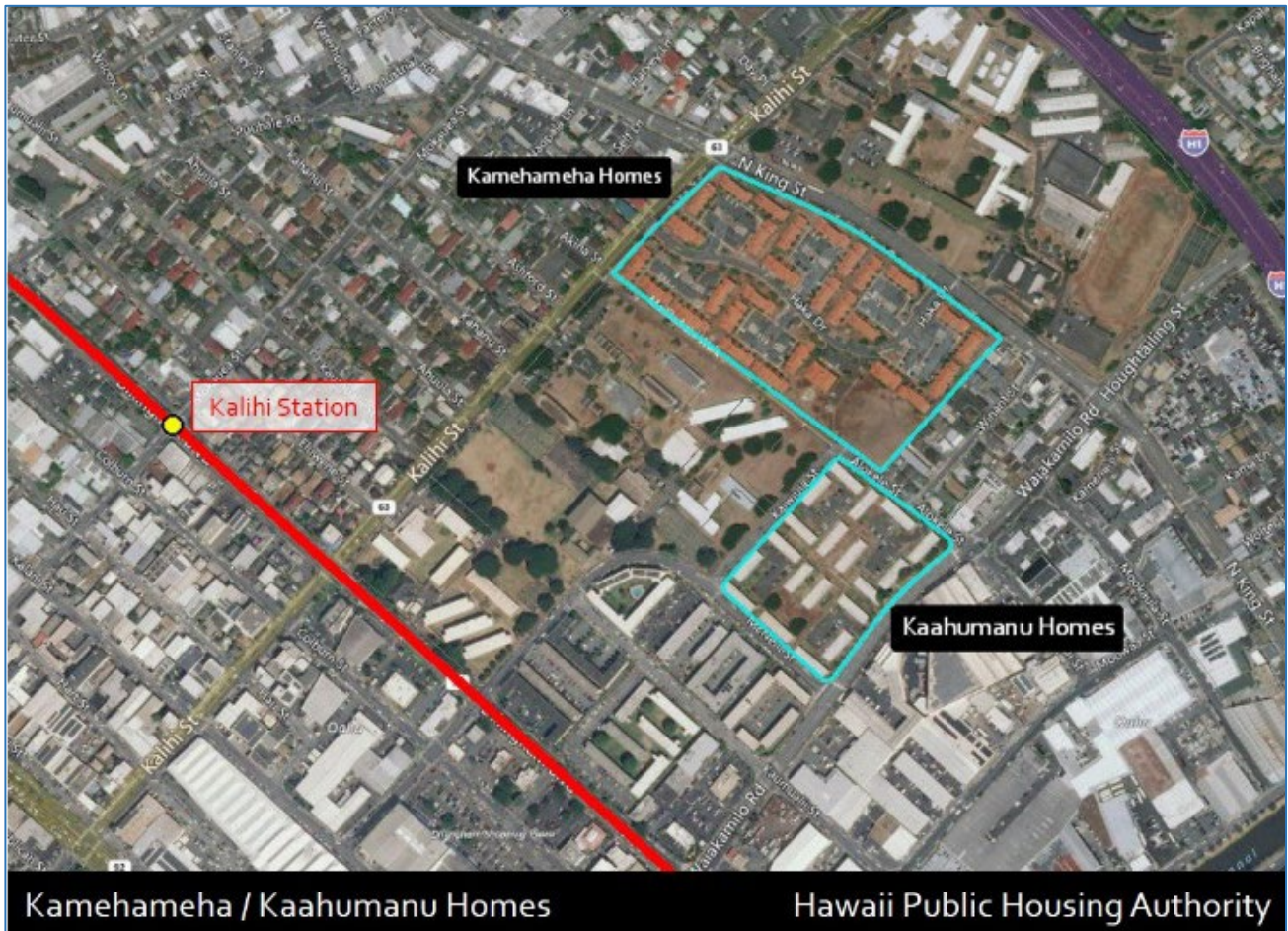
Oahu Community  
Correctional Center  
Site

AGENCY TOD Project Fact Sheet		O-17		
1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Kalihi		
3	Project Name	Kamehameha Homes		
4	Street Address	1541 Haka Drive		
5	Tax Map Key/s	(1) 1-5-001: 001		
6	Land Area (acres)	16.4 acres		
7	Zoning	A-1		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	221 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase total unit count to approximately 1,000-1,500 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		FY 2023	2025	FY 2027
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## KAMEHAMEHA HOMES

The Kamehameha Homes housing property was first occupied in 1996. The property is 17 acres, with 28 two-story townhome buildings providing a total of 221 housing units with one- to three-bedrooms per unit, and one community building. HPHA is proposing to redevelop the site to increase the number of units to approximately 1,000-1,500 units.



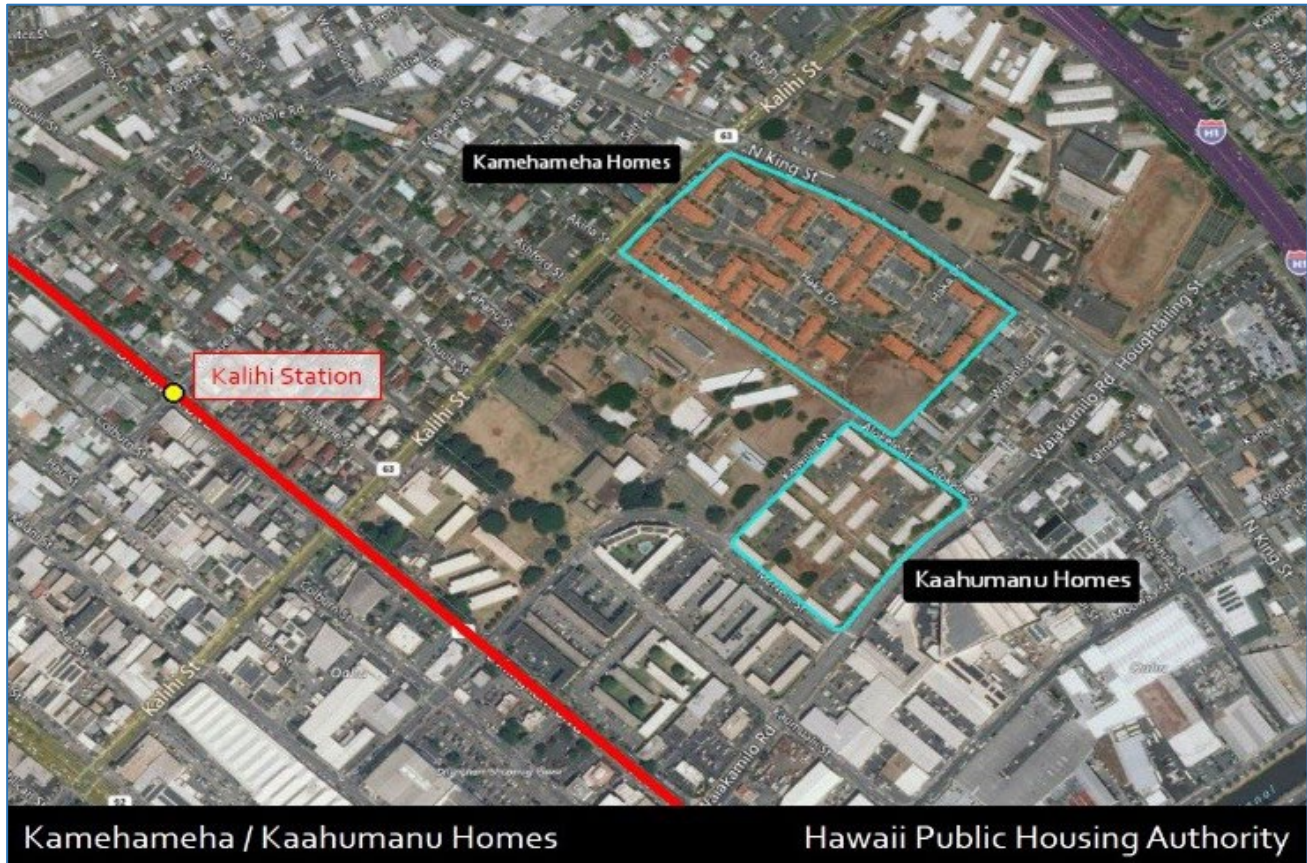
# AGENCY TOD Project Fact Sheet

O-18

1	<b>Agency</b>	Hawaii Public Housing Authority		
2	<b>Transit Station/Bus Stop</b>	Kalihi		
3	<b>Project Name</b>	<b>Kaahumanu Homes</b>		
4	<b>Street Address</b>	521 North Kukui Street (Alokele & Kaiwiula Street)		
5	<b>Tax Map Key/s</b>	(1) 1-5-024: 001		
6	<b>Land Area (acres)</b>	7.4 acres		
7	<b>Zoning</b>	A-1		
8	<b>Fee Owner</b>	Hawaii Public Housing Authority		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	152 units, federal low-income public housing		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment could increase the total unit count to approximately 500-800 units.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		FY 2023	2025	FY 2027
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## KAAHUMANU HOMES

Kaahumanu Homes was first occupied in 1958. It is situated on a 7.35-acre parcel and is comprised of 19 two-story townhome buildings, providing a total of 152 two- and three-bedroom units. HPHA is proposing the redevelopment of the seven-acre Kaahumanu Homes property to provide an increase in total unit count to approximately 500-800 units.



Kamehameha / Kaahumanu Homes

Hawaii Public Housing Authority

AGENCY TOD Project Fact Sheet		O-19		
1	Agency	Department of Hawaiian Home Lands		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	<b>Kapalama Project–Conceptual Plans</b> for Department of Hawaiian Home Lands for Potential Transit-Oriented Development on Oahu		
4	Street Address	1287 Kalani Street, Honolulu, HI 96817 (TMK 1-5-020:006); 1321 Hart Street, Honolulu, HI 96817 (TMK 1-5-033:009)		
5	Tax Map Key/s	(1) 1-5-020: 006		
		(1) 1-5-020: 014		
		(1) 1-5-033: 009		
6	Land Area (acres)	5 acres		
7	Zoning	IMX-1 <i>Note: DHHL lands are not subject to county zoning.</i>		
8	Fee Owner	Department of Hawaiian Home Lands		
9	Lessee/s	RCK Partners, Limited Partnership; D. Otani Produce, Inc.; Blow Up, LLC dba ESPN Radio 1420 is a licensee of the radio station tower parcel.		
10	Current Uses	Shopping center, radio tower site, and fresh produce processing and warehouse facility.		
11	Encumbrances (if any)	The shopping center parcel is on a long-term ground lease for 55 years; the produce processing and warehouse facility is on a long-term ground lease for 65 years. Use of the radio tower parcel is under a license for 20 years.		
12	Project Description	To prepare conceptual plans for Hawaiian Home Lands near the Kapalama rail station with the primary purpose of serving as: 1) a comprehensive guide for transit-oriented redevelopment of DHHL’s Kapalama lands; 2) to assist the City and County of Honolulu with planning for future infrastructure needs in the Kapalama area; and 3) to assist with the coordination of DHHL’s TOD plans with other adjacent landowners’ plans.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Drainage, soil/foundation capacity to support redevelopment; flooding and sea-level rise; infrastructure; and the possible bifurcation or reduction of land available for redevelopment due to a proposed roadway connection.		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2019	N/A	FY 2034 - 2048
15	Project Status	Conceptual planning completed; awaiting issuance of final feasibility report by September 2019 to plan redevelopment options		
16	Consultant/ Contractor/Developer	PBR Hawaii & Associates, Inc.		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		287,325.00*	N/A	N/A
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		DHHL Funds	N/A	N/A
19	Contact Person (Name, Email Address)	Darrell Ing, <a href="mailto:darrell.h.ing@hawaii.gov">darrell.h.ing@hawaii.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Maps and preliminary renderings. *Portion of conceptual planning project for DHHL’s Kapalama and Shafter Flats parcels; total cost for both project properties is \$574,650.00.		

## KAPALAMA PROJECT CONCEPTUAL PLANS

Department of Hawaiian Home Lands (DHHL) owns five acres of land in Kapalama, which has been used for revenue generation. These lands are located within a half-mile radius of the planned Kapalama rail transit station. A 2.75-acre parcel includes an office building/warehouse and a portion of the City Square Shopping Center. Kamehameha Schools owns the land under the remaining portion of the shopping center and parking lot, with frontage on Dillingham Boulevard and Kohou Street. Adjacent to the shopping center is a 0.14-acre parcel that houses a radio station antenna tower. The other parcel, comprising 1.57 acres, is noncontiguous and fronts Nimitz Highway. This third parcel is under industrial use as a fresh produce facility.

DHHL conceptual planning has been underway since July 2016, with the intent to take advantage of (1) TOD opportunities and the parcels' proximity to the Kapalama rail station, (2) the potential synergy with redevelopment planned by Kamehameha Schools, and (3) related improvements under the City's Kapalama Canal Catalytic Project. Potential master plan options for the Kapalama properties are still being assessed, and feasibility analysis of the development potential has not been completed. A primary focus of DHHL's planning for Kapalama has been to address the capacity of the land to support redevelopment, specifically high-density, multi-level structures. The feasibility analysis included limited engineering studies to help refine the preliminary plans developed for the area, which are constrained by flooding, drainage, and sea-level rise, airport noise and height restrictions, infrastructure capacity, structural and soil bearing requirements, and highway noise and traffic. Completion of the conceptual planning project is anticipated in late 2019, following issuance of the final feasibility report in September 2019.

Due to existing long-term leases, redevelopment of these Kapalama holdings by DHHL is "medium" priority. Should opportunities arise to accelerate its redevelopment plans, DHHL wants to be positioned such that it can begin soliciting potential developers in a reasonably short time to award master development leases. That way, phased redevelopment that includes a rental housing component in the first phase can begin as soon as is practicable.

Preliminary redevelopment plans in the first phase include mixed-uses featuring a combination of approximately 18,170 square feet of ground floor retail space and approximately 500 residential units in two buildings on the City Square Shopping Center and radio station tower parcels. The number of residential units above the retail space would vary, depending on various scenarios, including the number of parking stalls eventually provided. The parcel with the fresh produce facility is under a very long-term lease expiring in 2070, so assessment of the future long-term development of this parcel under a second phase is still pending. However, another multi-level industrial use structure like DHHL's proposed multi-level buildings in Shafter Flats (Moanalua Kai) could be an option.



# AGENCY TOD Project Fact Sheet

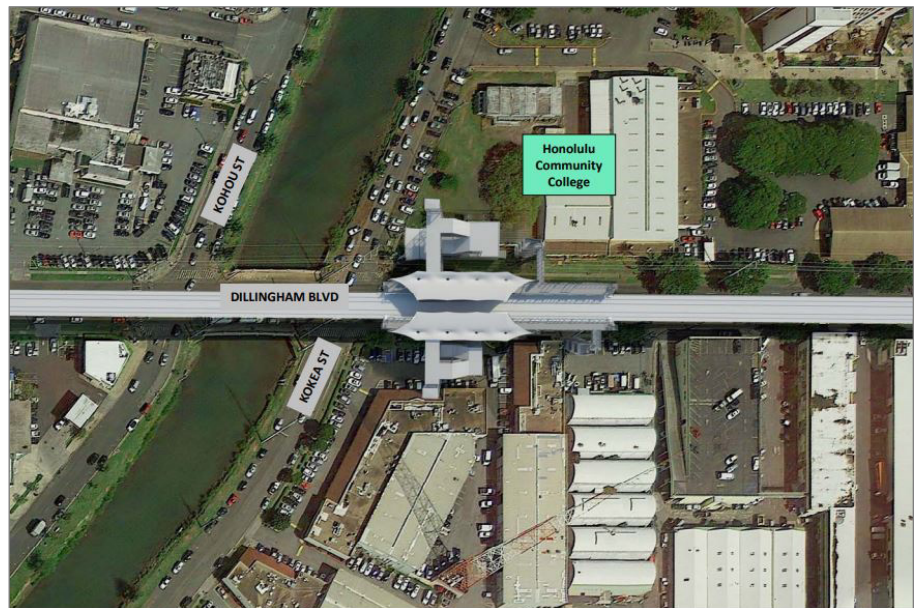
O-20

1	Agency	University of Hawaii, Honolulu Community College		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	UH Honolulu Community College TOD Plan		
4	Street Address	874 Dillingham Boulevard		
5	Tax Map Key/s	(1) 1-5-17: portion of parcel 6 (HART transit stop is at corner of Kokea and Dillingham)		
6	Land Area (acres)	23 acres		
7	Zoning	IMX-1		
8	Fee Owner	University of Hawaii		
9	Lessee/s	N/A		
10	Current Uses	HCC primary campus (mauka side of Dillingham Blvd.)		
11	Encumbrances (if any)	Land used for higher educational purposes (community college campus), various utility easements		
12	Project Description	HCC has no TOD planned at this time. HCC study of TOD options as it relates to HCC core educational mission and Long Range Development Plan completed.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	<ul style="list-style-type: none"> <li>• Use for higher educational mandates</li> <li>• Proposed Rail improvements will impact HCC campus</li> <li>• Inadequate sewer capacity to expand current campus</li> </ul>		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2018	N/A	FY 2020 - 2028
15	Project Status	Pre-Planning. TOD master plan study completed in 2019 (HHF Planners).		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		100,000	N/A	N/A
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Act 124, SLH 2016 BED 144 CIP-P	N/A	N/A
19	Contact Person (Name, Email Address)	Derek Inafuku, HCC Vice Chancellor, <a href="mailto:dinakfuku@hawaii.edu">dinakfuku@hawaii.edu</a> ; Michael Shibata, <a href="mailto:shibatam@hawaii.edu">shibatam@hawaii.edu</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	HCC Transit stop; see HART website (Kapalama Station #15)		

## UH HONOLULU COMMUNITY COLLEGE TOD PLAN

The HCC campus is a prime location for incorporating TOD improvements that support and are consistent with the college's programs and long-term campus vision. The Kapalama Transit Station will be located on the western corner of HCC's Main Campus at the intersection of Dillingham Boulevard and Kokea Street. The location of the station on the HCC campus creates opportunities to enhance school activities and campus revenues, complement other agency programs in the area, and create academic linkages with UH's Leeward Community College (LCC) and West Oahu campuses. TOD planning is needed to integrate the Kapalama transit station into the campus, with attention to increasing multi-modal access and connections to and within the campus and improving the streetscape and pedestrian experience at the campus. TOD offers the potential of also integrating smaller commercial opportunities within the HCC station area along both Kokea Street and Dillingham Boulevard, which would serve students, faculty, transit passengers, and employees at surrounding businesses. Revenue generated from commercial opportunities would be used to supplement HCC's maintenance and operational costs further improving the sustainability of this campus. HCC will be examining the potential for the development of potential student and faculty housing at the campus.

In 2017, HCC received \$100,000 in CIP funds for a TOD planning study to identify options for capitalizing on the TOD potential for the station area. A report on TOD options was completed in 2019.

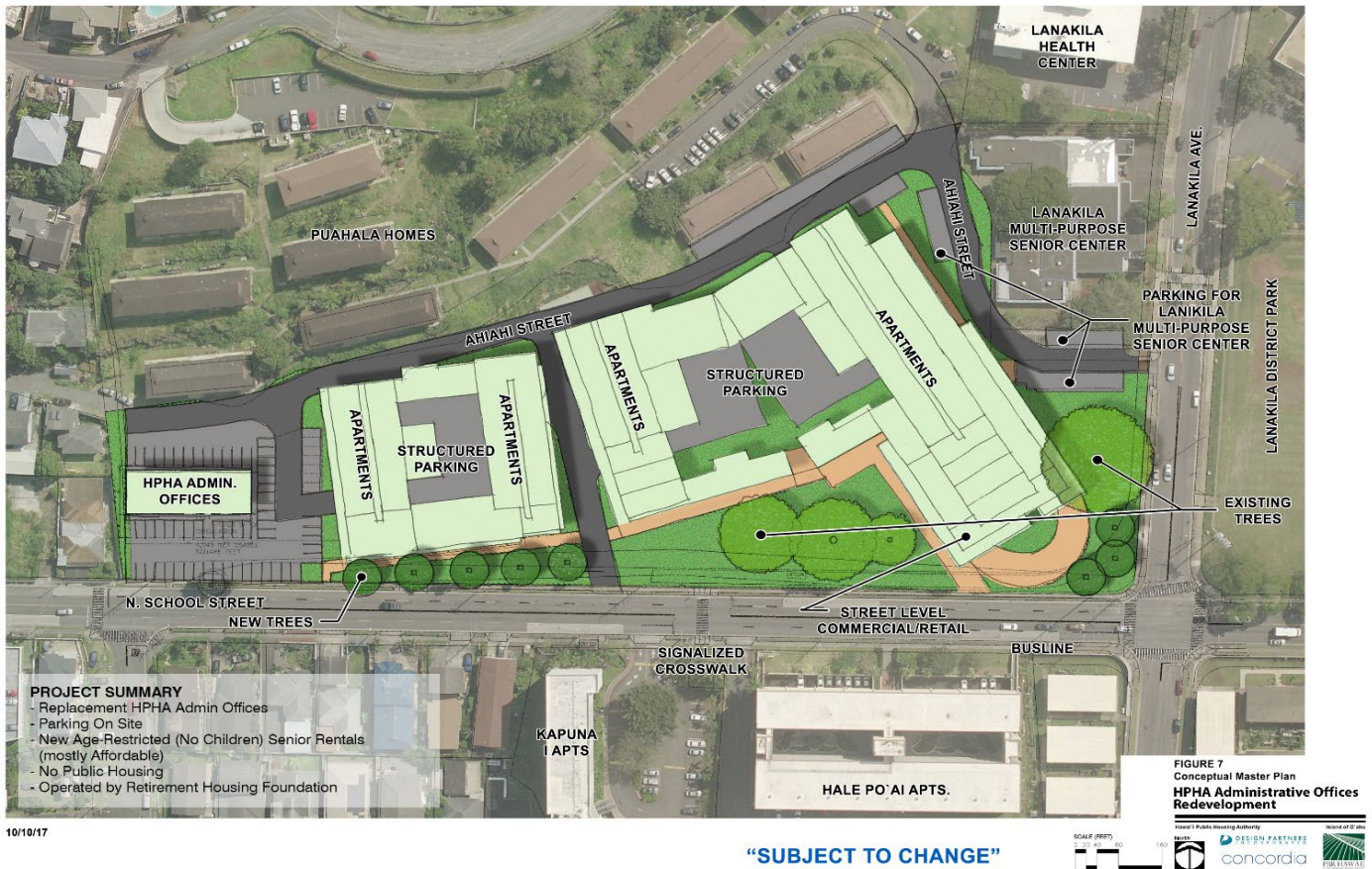


AGENCY TOD Project Fact Sheet		O-21		
1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	School Street Redevelopment (HPHA Administrative Offices)		
4	Street Address	1002 North School Street		
5	Tax Map Key/s	(1) 1-6-009: 003		
6	Land Area (acres)	Portion of 12.48 acres		
7	Zoning	A-2, R-5		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	HPHA offices and State public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu’s rail transit line. The proposed redevelopment would include new offices and add approximately 800 senior rental affordable units, retail, and community spaces.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		FY 2017	2020	CY 2021
15	Project Status	Plan/Design. State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC. Master developer working on permitting & financial close; financial close expected in Jul 2022; ground breaking for Phase 1 in 2022 subject to bond cap availability.		
16	Consultant/ Contractor/Developer	Retirement Housing Foundation		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		\$2,500,000		\$45,000,000
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		State CIP, LIHTC		
19	Contact Person (Name, Email Address)	Benjamin Park, <a href="mailto:benjamin.h.park@hawaii.gov">benjamin.h.park@hawaii.gov</a> ; Kevin Auger, <a href="mailto:kevin.d.auger@hawaii.gov">kevin.d.auger@hawaii.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



# SCHOOL STREET REDEVELOPMENT

Hawaii Public Housing Authority (HPHA) has executed a Master Development Agreement with Retirement Housing Foundation to redevelop the property into a mixed-use community to increase the amount of affordable housing provided in this urban-infill, bus transit-available neighborhood. To provide new age restricted residential housing for seniors, HPHA's existing obsolete administrative offices will be replaced with a new HPHA administrative office building; up to 800 affordable rental apartments; 10,000 square feet of ground floor retail space; 34,000 square feet of community/flex multi-use space;. Rents for the affordable senior housing will be based on rents and income limits calculated by the U.S. Department of Housing and Urban Development (HUD). The Final EIS for the project was accepted in August 2018. Design development and entitlements are currently underway.



## AGENCY TOD/TRD Project Fact Sheet

O-39

<b>1</b>	<b>Agency</b>	Hawaii Housing Finance and Development Corporation		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Iwilei Transit Station		
<b>3</b>	<b>Project Name</b>	Iwilei Infrastructure Master Plan and EA/EIS		
<b>4</b>	<b>Street Address</b>	Various		
<b>5</b>	<b>Tax Map Key/s</b>	1-5-007:001 Liliha Civic Center (DAGS/HHFDC) 3.8 ac		
		1-7-027:001 Aala Park (portion, EO to City) 3.6 ac.		
		1-7-026:006 Kalanihuiua Apartments (HPHA) 1.9 ac.		
		1-7-026:053 Kukui Gardens (EAH Housing/HHFDC) 9.4 ac		
		1-7-029:003 Mayor Wright Homes (HPHA) 14.8		
<b>6</b>	<b>Land Area (acres)</b>	Approximately 34 acres.		
<b>7</b>	<b>Zoning</b>	BMX-3, A-2, P-2		
<b>8</b>	<b>Fee Owner</b>	State of Hawaii		
<b>9</b>	<b>Lessee/s</b>	EAH Housing (parcel 1-7-026: 053 only)		
<b>10</b>	<b>Current Uses</b>	Residential, Civic, and Park		
<b>11</b>	<b>Encumbrances (if any)</b>	TBD		
<b>12</b>	<b>Summary Project Description</b>	Preparation of development programs & land use master plans for various State-owned parcels near the planned Iwilei transit station. The programs/plans, together with projections of anticipated projects, will be used as a basis to determine required infrastructure improvements in the vicinity of the Iwilei transit station. An EIS or EA meeting the requirements of HRS Chapter 343 will be prepared to assess impacts associated with development of the State-owned projects and construction of infrastructure improvements.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Existing uses, historic building on parcel 1-5-007:001, infrastructure capacity, possible easements and other encumbrances.		
<b>14</b>	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		2020-2021	2022-2023	Starting in 2024
<b>15</b>	<b>Project Status</b>	Consultant study of infrastructure requirements for affordable housing in area underway; EISPN to be issued in 2022; completion of EIS in 2023.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	TBD		
<b>17</b>	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		\$5M	TBD	TBD
<b>18</b>	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		DURF	TBD	TBD
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Dean Minakami, <a href="mailto:dean.minakami@hawaii.gov">dean.minakami@hawaii.gov</a>		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

## IWILEI INFRASTRUCTURE MASTER PLAN AND EA/EIS

Development of the Honolulu rail transit project and Iwilei Transit Station presents an opportunity to evaluate State-owned lands in close proximity to the station and to optimize their use to support the state's goals for Transit-Oriented Development. Significant off-site infrastructure upgrades will be necessary to enable redevelopment of the State-owned properties. An infrastructure assessment, cost estimates, and financing strategy will be prepared as part of the master plan.

MOU/MOA with various State and City agencies and other stakeholders will be necessary for the preparation of a Master Plan and Environmental Assessments or Impact Statements for infrastructure improvements and development/redevelopment of State properties and the establishment of a regional State infrastructure subaccount under §201H-191.5, HRS.

Development/redevelopment of the State-owned parcels will require compliance with Chapter 343, HRS, due to the use of state land and funds.

The scope of work for the master planning will include, but not be limited to, the following:

- Conduct workshop meeting(s) with the HHFDC, DAGS, HPHA, Department of Land and Natural Resources, and other stakeholders to determine parcels to be included in the planning effort, the development program, development phasing, and design considerations.
- Prepare master plan concepts for the state-owned parcels taking into consideration the preferred development program, design preferences, infrastructure availability, phasing and impact to existing uses, and development cost.
- Prepare a preliminary engineering report and cost projections to investigate on-site and off-site infrastructure requirements for the preferred master plan concept.
- Prepare a master plan report documenting the planning process, summarizing input obtained from agency and community meetings, findings of the preliminary engineering report, cost estimates, infrastructure financing, and considerations for each of the alternative master plan concepts.
- Prepare a Phase I environmental site assessment for the parcels included in the master plan to determine the presence of lead, asbestos, or other contaminants that may impact use of the property.
- Prepare an Environmental Assessment or Environmental Impact Statement, and supporting studies, as applicable, in compliance with Chapter 343, HRS.
- Conduct community meetings, during the master planning process and the Environmental Assessment or Environmental Impact Statement process.

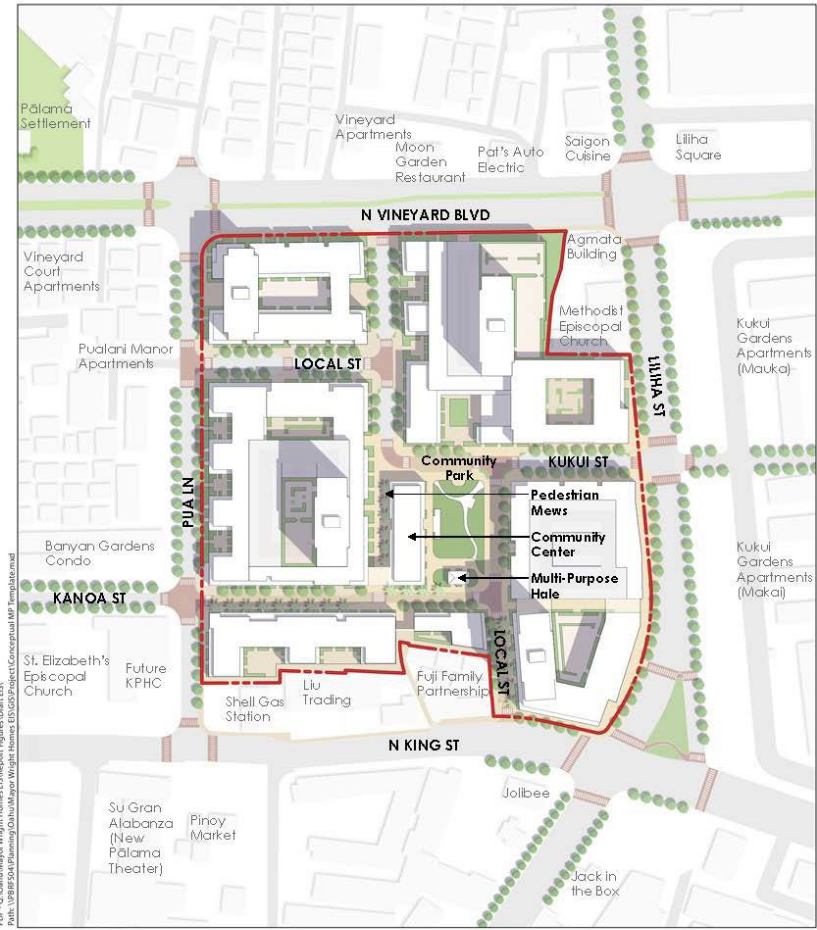
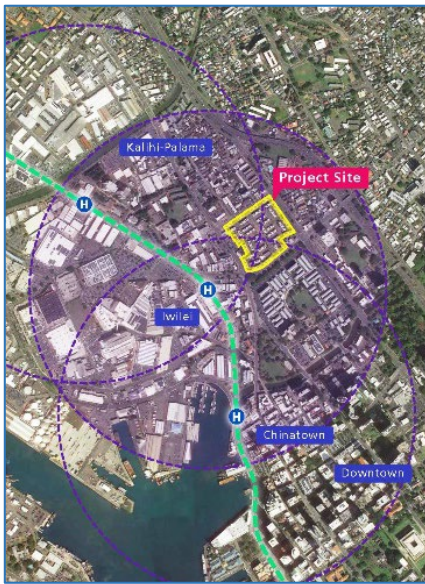


AGENCY TOD Project Fact Sheet		O-22		
1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Iwilei		
3	Project Name	Mayor Wright Homes Redevelopment		
4	Street Address	606 North Kukui Street		
5	Tax Map Key/s	(1) 1-7-029: 003		
6	Land Area (acres)	15 acres		
7	Zoning	A-2		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	364 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	Proposed mixed use redevelopment with 2,500 mixed income residential units, including replacement of 364 public housing units, and up to 80,000 square feet of commercial spaces.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Complete	CY 2020	CY2022
15	Project Status	Planning. FINAL EIS was accepted in May 2018. National Environmental Protection Act clearance, design and entitlement process underway. Proposed redevelopment will increase unit count to approximately 2,500 units.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, <a href="mailto:benjamin.h.park@hawaii.gov">benjamin.h.park@hawaii.gov</a> ; Kevin Auger, <a href="mailto:kevin.d.auger@hawaii.gov">kevin.d.auger@hawaii.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

# MAYOR WRIGHT HOMES

Mayor Wright Homes is one of the oldest and largest low-income public housing properties in HPHA's portfolio. Mayor Wright currently provides 364 housing units. HPHA has executed a Master Development Agreement with a national developer, Hunt Companies, to redevelop the approximately 15-acre site to deliver approximately 2,500 new homes, over five phases, including one-to-one public replacement all 364 existing public housing units, affordable workforce units, as well as market-rate units targeted to a variety of income levels. The site is within close proximity and walking distance to jobs, services, and businesses and less than a five-minute walk from the planned Iwilei station, offering the potential for the new Mayor Wright Homes to become one of the city's first examples of a truly transit-oriented mixed-use, mixed-income development.

The project has the potential to transform the surrounding neighborhood and community. As a mixed-use development, the project will be able to introduce shopping, employment, and convenience to its residents and community with up to 80,000 SF of commercial and retail space. Current plans call for two-thirds of the affordable units for income levels less than 120% AMI. Each phase would provide mixed income housing.



**LEGEND**  
 Project Site

**Figure 1**  
**Conceptual Master Plan**  
**MWH Redevelopment**  
Hawaii Public Housing Authority (HPHA)  
Scale: 1" = 100'

Source: Torti Gallis + Partners, 2017.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

AGENCY TOD Project Fact Sheet		O-23						
1	Agency	Hawaii Housing Finance and Development Corporation/ Department of Accounting and General Services Hawaii Public Housing Authority						
2	Transit Station/Bus Stop	Iwilei						
3	Project Name	<b>Liliha Civic Center Mixed-Use Project</b>						
4	Street Address	333 and 355 North King Street, Honolulu, HI 96817						
5	Tax Map Key/s	(1) 1-5-007: 001						
6	Land Area (acres)	3.79 acres						
7	Zoning	BMX-3, IMX-1						
8	Fee Owner	Department of Land and Natural Resources						
9	Lessee/s	TBD						
10	Current Uses	State office buildings (OR&L building and OR&L annex); and open lot under ROE to DBEDT, Hawaii Film Office, for production company use.						
11	Encumbrances (if any)	Governor's E.O. No. 4131 to DAGS; non-exclusive easement over Easement U to HHFDC for emergency access and utility purposes for adjacent Senior Residence at Iwilei affordable rental project recorded at the Bureau of Conveyances as Document No. A-48340637.						
12	Project Description	HHFDC executed a Memorandum of Understanding (MOU) with DAGS for a mixed-use project consisting of multi-family affordable housing, office space/civic center, parking and other incidental uses. Also considering infrastructure needs for Mayor Wright Homes and Kukui Gardens.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Infrastructure; historic OR&L building on-site; possible soil contamination (petroleum products); Easement U for access and utility purposes.						
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</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			
Planning	Design	Construction						
15	Project Status	Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrently with State Iwilei Infrastructure Master Plan EIS.						
16	Consultant/ Contractor/Developer	PBR HAWAII						
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td>TBD</td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction	TBD		
Planning	Design	Construction						
TBD								
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td colspan="3">DURF for infrastructure</td> </tr> </tbody> </table>	Planning	Design	Construction	DURF for infrastructure		
Planning	Design	Construction						
DURF for infrastructure								
19	Contact Person (Name, Email Address)	Stan S. Fujimoto, Project Manager, stanley.s.fujimoto@hawaii.gov						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:							

## LILIHA CIVIC CENTER MIXED-USE PROJECT

HHFDC executed a MOU with DAGS for the development of the 3.791-acre site of the historic Oahu Railway and Land (OR&L) Building with a mixed-use project consisting of multi-family affordable housing, office space/civic center, parking and other incidental uses. Under the MOU, a master plan will identify the affordable housing and office space/civic center needs in conjunction with the planned Honolulu Rail Transit Project by the Honolulu Authority for Rapid Transportation within Easement U located at the western edge of the site.



# AGENCY TOD Project Fact Sheet

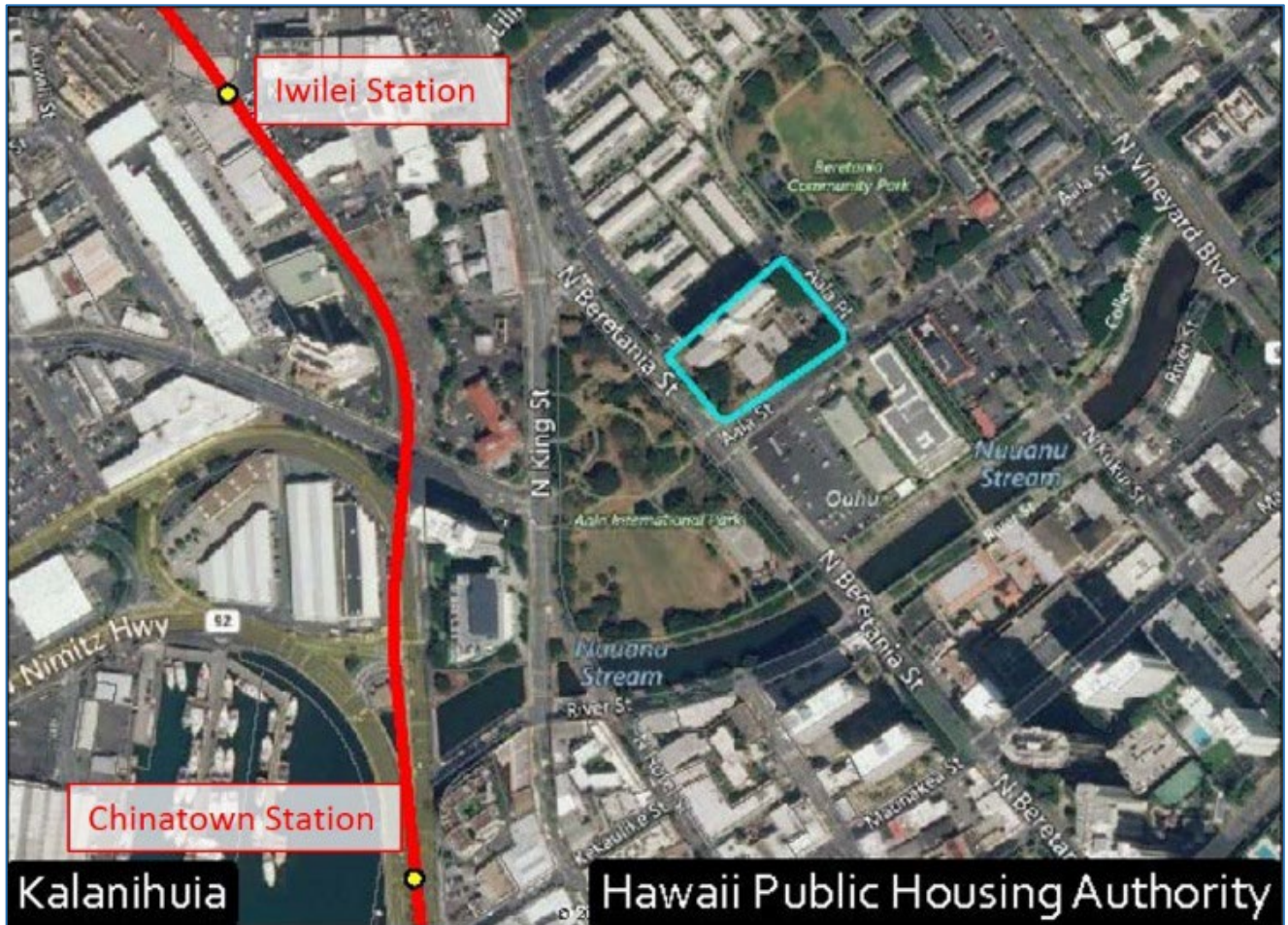
O-24

1	<b>Agency</b>	Hawaii Public Housing Authority		
2	<b>Transit Station/Bus Stop</b>	Iwilei		
3	<b>Project Name</b>	<b>Kalanihua Homes</b>		
4	<b>Street Address</b>	1220 Aala Street		
5	<b>Tax Map Key/s</b>	(1) 1-7-026: 006		
6	<b>Land Area (acres)</b>	1.9 acres		
7	<b>Zoning</b>	A-2		
8	<b>Fee Owner</b>	Hawaii Public Housing Authority		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	151 units, federal low-income public housing		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase the total unit count to 500 units.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2029	2031	CY 2033
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## KALANIHUIA HOMES

Kalanihūia is situated along North Beretania Street at the intersection with Aala Street. The City's Aala Park is located across from this project site. Kalanihūia was constructed in 1969. The 1.88-acre housing property is comprised of a single 15-story high-rise apartment building complex with 90 studio units, 60 one-bedroom units, and 1 three-bedroom unit for live-in maintenance staff. Connected to this complex is a single-story common area wing of the building that includes a community hall, laundry area, kitchen, maintenance, storage, and staff offices. City zoning for the site is A-2, Medium-Density Apartment. HPHA proposes to redevelop the property into a denser, mixed-use development that would increase the unit count from 151 to up to 500 units.



# AGENCY TOD

O-25

## Project Fact Sheet

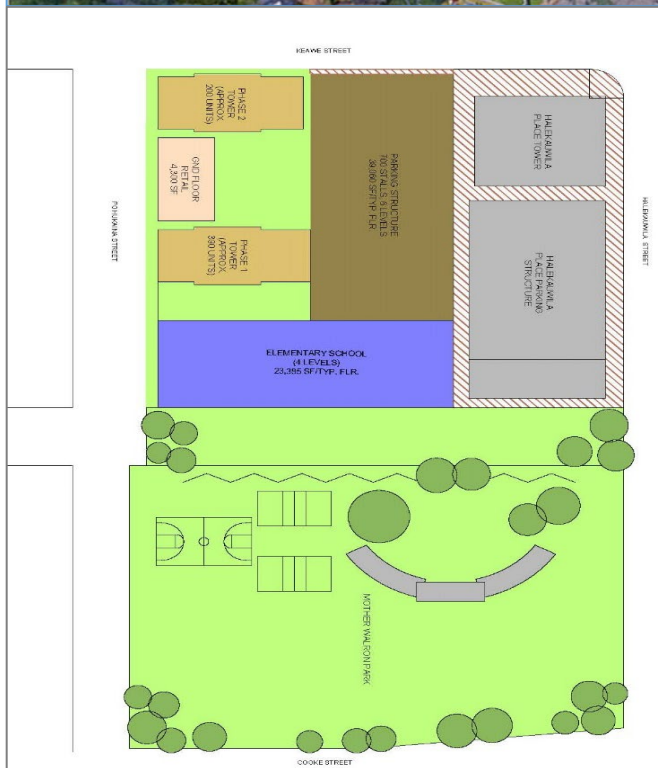
1	<b>Agency</b>	Hawaii Housing Finance and Development Corporation		
2	<b>Transit Station/Bus Stop</b>	Kakaako		
3	<b>Project Name</b>	<b>690 Pohukaina</b>		
4	<b>Street Address</b>	690 Pohukaina Street		
5	<b>Tax Map Key/s</b>	(1) 2-1-051: 041		
6	<b>Land Area (acres)</b>	2.167 acres		
7	<b>Zoning</b>	Mixed Use		
8	<b>Fee Owner</b>	State of Hawaii		
9	<b>Lessee/s</b>	TBD		
10	<b>Current Uses</b>	Retail, parking		
11	<b>Encumbrances (if any)</b>	Set Aside to HHFDC for affordable housing and educational purposes; GL No. 6097 to HCDA exp. 2/10/19; HECO easement for transformer 160 sf Doc.#95-011792.		
12	<b>Project Description</b>	Mixed-use project consisting of a 390-unit workforce rental tower with at least 60% of the units at 140% or below the area median income (AMI), a 200-unit tax credit rental tower for households at 60% or below the AMI, and a vertical elementary school for approximately 750 students.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Upgrade sewer line in Pohukaina Street from 10-inch to 12-inch from South Street to Keawe Street per Kakaako Sewer Master Plan Update dated June 10, 2015, existing building to be demolished.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
15	<b>Project Status</b>	RFP for master developer for affordable housing issued in Nov 2021; site plan to include housing & elementary school. Development partner to be selected in first quarter 2022.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Stan S. Fujimoto, HHFDC Project Manager, stanley.s.fujimoto@hawaii.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## 690 POHUKAINA

HHFDC is teaming with Alakai Development, LLC, on this mixed use residential project, with affordable housing. Alakai would finance and build one tower with 390 residential units and 600 parking stalls. At least 60% or 234 units would be reserved for residents up to the 140% AMI level.

HHFDC will build the second tower with 200 units and 250 parking stalls reserved for residents earning no more than 60% AMI. The site is within easy walking distance of one-quarter mile from the Kakaako rail transit station.

Infrastructure systems including water and drainage facilities are generally adequate for the immediate project area. A sewer line in Pohukaina Street needs upgrading per the Kakaako Sewer Master Plan Update dated June 10, 2015.



### Site Plan, July 2017

HHFDC  
Prepared by Benjamin Woo Architects

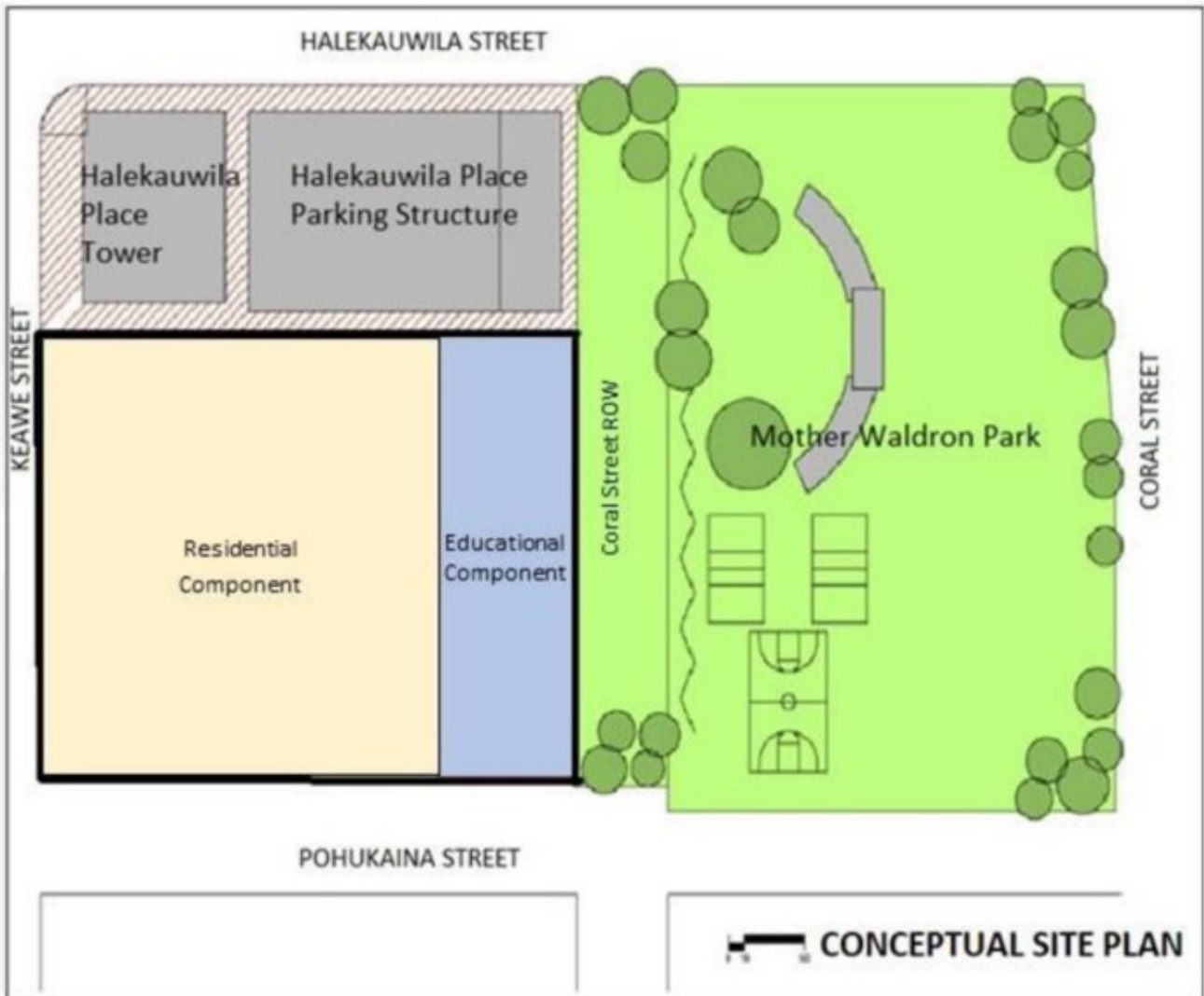
# AGENCY TOD Project Fact Sheet

O-26

1	<b>Agency</b>	Department of Education Hawaii Housing Finance and Development Corporation		
2	<b>Transit Station/Bus Stop</b>	Kakaako		
3	<b>Project Name</b>	<b>Pohukaina Elementary School</b>		
4	<b>Street Address</b>	690 Pohukaina Street		
5	<b>Tax Map Key/s</b>	(1) 2-1-051: 041		
6	<b>Land Area (acres)</b>	Project area: 94,423 SF or 2.1677 acres		
7	<b>Zoning</b>	Kakaako CD District		
8	<b>Fee Owner</b>	State of Hawaii Department of Land and Natural Resources		
9	<b>Lessee/s</b>	Fisher Hawaii		
10	<b>Current Uses</b>	Commercial use and parking		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Four-story “vertical” elementary school for 750 students to serve the Kakaako to Ala Moana area in anticipation of dense residential development expected with the rail transit line. Part of a two-tower project. Alakai Development Kakaako LCC to develop 390 residences and 600 parking stalls in one tower.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
			FY19/FY20	FY21/FY23
15	<b>Project Status</b>	Planning. HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
			4,500,000	60,000,000
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
			CIP	CIP
19	<b>Contact Person</b> (Name, Email Address)	Roy Ikeda, <a href="mailto:roy.ikeda@k12.hi.us">roy.ikeda@k12.hi.us</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## POHUKAINA ELEMENTARY SCHOOL

The Department of Education is planning a new elementary school at the 690 Pohukaina Street project site in Kakaako. This is a much needed school in a rapidly developing community, as well as DOE's first vertical school with a compact footprint in an urban setting. The proposed elementary school would be part of a mixed-use, high density development with a substantial affordable housing component. The four-story elementary school will have a capacity of 750 students, and is adjacent to Mother Waldron Neighborhood Park, which would be available for student recreational use.



# AGENCY TOD

O-27

## Project Fact Sheet

1	<b>Agency</b>	Hawaii Community Development Authority		
2	<b>Transit Station/Bus Stop</b>	Kakaako; Civic Center		
3	<b>Project Name</b>	<b>Nohona Hale</b>		
4	<b>Street Address</b>	630 Cooke Street		
5	<b>Tax Map Key/s</b>	(1) 2-1-051: 014		
6	<b>Land Area (acres)</b>	0.24 acres (10,400 sf)		
7	<b>Zoning</b>	KAK – Pauahi Neighborhood Zone		
8	<b>Fee Owner</b>	HCDA		
9	<b>Lessee/s</b>	Bronx Pro Group		
10	<b>Current Uses</b>	Surface Parking		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Nohona Hale is an affordable rental project with 110 micro-units approximately 300 sf each, plus one manager unit.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
			March 2017	2 <sup>nd</sup> Qtr CY2018
15	<b>Project Status</b>	<b>COMPLETED 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.</b>		
16	<b>Consultant/ Contractor/Developer</b>	WCIT / Swinerton / BronxPro Group		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt; \$</i>	Planning	Design	Construction
				37M
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF		
19	<b>Contact Person</b> (Name, Email Address)	David Mosey, dmosey@bronxprogroup.com		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## NOHONA HALE

The Hawaii Community Development Authority (HCDA) selected the BronxPro Group to develop Nohona Hale, 630 Cooke Street. The project site is less than a third of a mile from the proposed Civic Center rail transit station and will be Honolulu's first micro-unit transit oriented development. Groundbreaking was held in July 2018. The proposed project includes 110 low income energy efficient micro-units (plus one manager unit) that will create a diverse and inclusive home for residents. Nohona Hale is a "living" prototype of new building technologies: designed with open air circulation to allow the trade winds to breathe through so that natural ventilation could be used, reducing the project's carbon footprint.

The residential tower is set on a two-level podium, which houses the lobby, living room, community spaces, and management offices. The placement of the two towers will provide the residents with excellent views of Honolulu. Nohona Hale presents the opportunity to demonstrate how building innovation can transform communities as well as address the important need of affordable housing for low income families. Nohona Hale's design is also aligned with the planned Smart Growth goals for the Kakaako area. In light of the project's close proximity to rail, it is proposed to not include residential car parking for tenants, but rather provide ample bicycle parking and pedestrian amenities.

Nohona Hale will be home to a diverse demographic of all ages and backgrounds living under "one roof". This proposal anticipates that all the micro units will be marketed to families earning 60% AMI or less. The project will also serve some of Hawaii's most vulnerable families by setting aside 10% of the units for families earning 30% AMI or less. The project will maintain its affordability for 65 years, at which time the project will be turned back over to the State.



# AGENCY TOD Project Fact Sheet

O-28

1	<b>Agency</b>	Hawaii Community Development Authority		
2	<b>Transit Station/Bus Stop</b>	Kakaako		
3	<b>Project Name</b>	<b>Ola Ka Ilima Artspace Lofts</b>		
4	<b>Street Address</b>	1025 Waimanu Street, Honolulu, HI 96814		
5	<b>Tax Map Key/s</b>	(1) 2-3-003: 040		
6	<b>Land Area (acres)</b>	.69 acres		
7	<b>Zoning</b>	HCDA – Central Kakaako (Mixed Use)		
8	<b>Fee Owner</b>	HCDA		
9	<b>Lessee/s</b>	Artspace		
10	<b>Current Uses</b>	Surface parking lot		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Affordable housing project for artists with ground floor performing art space. (50) 1 Bdrm Units, (30) 2 Bdrm Units, (4) 3 Bdrm Units; 5 units – 30% of AMI, 37 units – 50% of AMI, 41 units – 60% of AMI, 1 manager unit. Total project cost is \$55.7M.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Limited contaminated soil		
14	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		January 2010	January 2015	August 2017
15	<b>Project Status</b>	<b>COMPLETED 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.</b>		
16	<b>Consultant/ Contractor/Developer</b>	Urban Works / Unlimited Construction / Artspace		
17	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
				42.5M
18	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF, HOME, C&C AHTF		
19	<b>Contact Person</b> (Name, Email Address)	Greg Handberg, greg.handberg@artspace.org		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	<a href="http://www.artspace.org/sites/default/files/public/downloads/place/hawaii_ov_artspace_2016.2.16.pdf">http://www.artspace.org/sites/default/files/public/downloads/place/hawaii_ov_artspace_2016.2.16.pdf</a>		



## OLA KA ILIMA ARTSPACE LOFTS

Ola Ka 'Ilima Artspace, a mixed-use arts development, will blend live/work space for artists and their families, non-profit partners, and community events and gatherings. The project is being developed by Artspace, a Minnesota arts and culture non-profit, to provide permanent, affordable space for the arts that also would promote City and State goals for economic development, transit oriented development, and cultural preservation.

Ola Ka 'Ilima Artspace will include 84 units of affordable live/work space for low-income artists and their families, as well as 10,000 square feet of green space, and more than 7,000 square feet of community and commercial space for arts-oriented businesses. Units will include one-, two-, and three-bedroom apartments. Affordability of units will range from 30%, 50% and 60% of area median income. Residential units will feature high ceilings, large windows, durable surfaces, large doors and wide hallways to accommodate a variety of creative activities. Each of the residential units will be larger than a typical affordable unit to allow for ample workspace.

The ground floor will be home to the PA'I Arts & Culture Center, for Native Hawaiian dancers, musicians, visual artists, cultural practitioners and others who are interested in experiencing Native Hawaiian cultural traditions. The Cultural Center will combine classroom space and flexible space for teaching and performing Hula, music, and other traditional practices. Through video conferencing technology, the Cultural Center will be networked to audiences and artistic partners both across the Islands and around the world.

The community and greenspace will include a gardening area and a community room available to residents, partnering non-profit organizations, and the surrounding community for rehearsal, exhibitions, performances and events. Although it is a transit-oriented development, the project will provide adequate parking for residents and visitors.

Artspace has entered into a 65-year ground lease of the land from HCDA. Artspace will own, operate, and manage the building.



# AGENCY TOD Project Fact Sheet

O-29

1	Agency	Hawaii Community Development Authority		
2	Transit Station/Bus Stop	Ala Moana		
3	Project Name	<b>Hale Kewalo Affordable Housing</b>		
4	Street Address	450 Piikoi Street		
5	Tax Map Key/s	(1) 2-3-007: 026 (reserved housing site)		
		(1) 2-3-007: 109		
6	Land Area (acres)	0.734 acres		
7	Zoning	HCDA Mauka Area Rules – Central Kakaako		
8	Fee Owner	Kewalo Development LLC & HCDA		
9	Lessee/s	Kewalo Development LLC		
10	Current Uses	Commercial and Light Industrial		
11	Encumbrances (if any)			
12	Project Description	Hale Kewalo will be a new 128-unit affordable family rental housing project in one, 11-story residential building, with a recreation room, lanai, garden, commercial space and 77 parking stalls (Project) on approximately 31,952 square feet of land located across Piikoi Street (Ewa) of the Ala Moana Shopping Center.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
				February 2018
15	Project Status	<b>COMPLETED 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.</b>		
16	Consultant/ Contractor/Developer	Alakea Design/Swinerton/Stanford Carr Development		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
				57MM
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF		
19	Contact Person (Name, Email Address)	Chris Oakes, <a href="mailto:coakes@stanfordcarr.com">coakes@stanfordcarr.com</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## HALE KEWALO AFFORDABLE HOUSING

Stanford Carr Development, LLC is undertaking the development of Hale Kewalo, a 128-unit affordable rental housing project at 450 Piikoi Street. This 11-story high building will consist of 27 one-bedroom, 72 two-bedroom, and 29 three-bedroom units. All units are required to remain affordable to households at 60% or below the AMI for 61 years. This project is planned as an essential component in providing critical affordable rental housing inventory within the rapidly growing Kakaako Community Development District. This project will also fulfill the reserved housing obligation for the landowner required by the Hawaii Community Development Authority (HCDA) for other market housing projects in the district.

The project is also integral in providing valued housing within the transit-oriented development area of the Honolulu Area Rapid Transit (HART) terminus at Ala Moana Center. Within easy walking distance to the transit station (approx. 800 feet away), the proposed project is viewed as a beneficial and desirable reserved housing project.

The project will include only 77 parking stalls to encourage use of other modes of transportation, commercial space located on Waimanu Street, and other accessory uses to support the residential units.



## AGENCY TOD

O-30

### Project Fact Sheet

<b>1</b>	<b>Agency</b>	Hawaii Housing Finance and Development Corporation and Judiciary		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Ala Moana		
<b>3</b>	<b>Project Name</b>	<b>Alder Street Affordable Rental Housing and Juvenile Services Center</b>		
<b>4</b>	<b>Street Address</b>	902 Alder Street		
<b>5</b>	<b>Tax Map Key/s</b>	(1) 2-3-012: 019		
<b>6</b>	<b>Land Area (acres)</b>	1.45 acres		
<b>7</b>	<b>Zoning</b>	A-2 Medium Density Apartment		
<b>8</b>	<b>Fee Owner</b>	State of Hawaii Judiciary via Executive Orders 1577 and 2484 dated September 5, 1953 and December 3, 1969, respectively.		
<b>9</b>	<b>Lessee/s</b>			
<b>10</b>	<b>Current Uses</b>	Small building occupied by Home Maluhia shelter facility for youth. Large building previously for juvenile detention facilities, now used for girls juvenile programming and education.		
<b>11</b>	<b>Encumbrances (if any)</b>			
<b>12</b>	<b>Project Description</b>	Joint development and co-location of an affordable rental housing project with the Juvenile Service Center, including therapeutic counseling, rehabilitative services and shelter facilities under the Judiciary. The affordable rental project would include 180 affordable rental units in a 19-story building in which the Judiciary would occupy 35,000 sf on the first three floors.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	The site has adequate sewer and water capacity.		
<b>14</b>	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		3 <sup>rd</sup> Qtr 2018	4 <sup>th</sup> Qtr 2019	4 <sup>th</sup> Qtr 2021
<b>15</b>	<b>Project Status</b>	Under construction; construction scheduled for completion in 4th quarter 2022.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	TBD		
<b>17</b>	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		TBD	TBD	TBD
<b>18</b>	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		CIP, DURF, HMMF, 4% LIHTC, RHRF		
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Dean Minakami, <a href="mailto:dean.minakami@hawaii.gov">dean.minakami@hawaii.gov</a>		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## ALDER STREET AFFORDABLE RENTAL HOUSING & JUVENILE SERVICES CENTER

The Hawaii Housing Finance and Development Corporation and the Judiciary propose to jointly develop a 1.45-acre parcel at 902 Alder Street in proximity to the Ala Moana rail transit station. This is the first partnership between the judicial and executive branches of State government. The mixed-use development will help address affordable rental housing and juvenile justice needs.

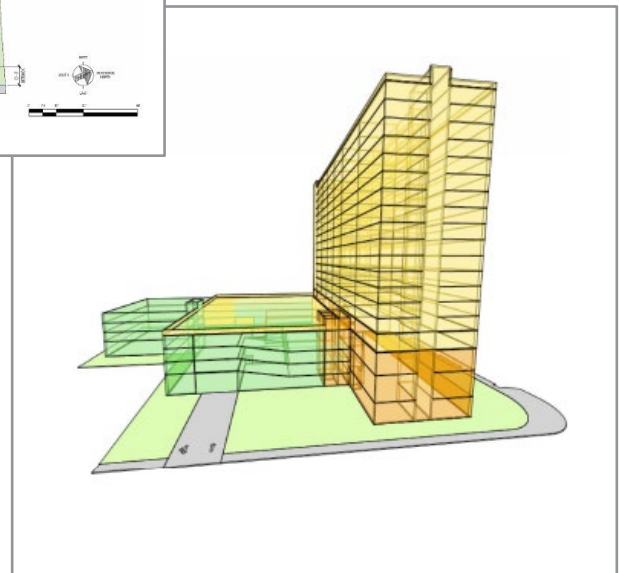
HHFDC will develop 180 affordable rental housing units targeted for households earning 60% and below AMI in a 19-story building, in which the Judiciary will occupy 35,000 square feet on the first three floors. Parking for residents, employees, and visitors would be in an adjacent four-story parking structure with 290 stalls.

The Judiciary's juvenile services/shelter center will include space for administrative functions, offices, client assessment intake, meeting rooms, a recreational and visitation space, and shelter services. The facility will allow space to implement programs and services to assist youth and families at risk of entering the Juvenile Justice system by providing education, pro-social activity, counseling, and shelter services for at-risk youth not able to reside with their families.

The site currently has adequate sewer and water capacity to support the proposed development.



Conceptual site plan



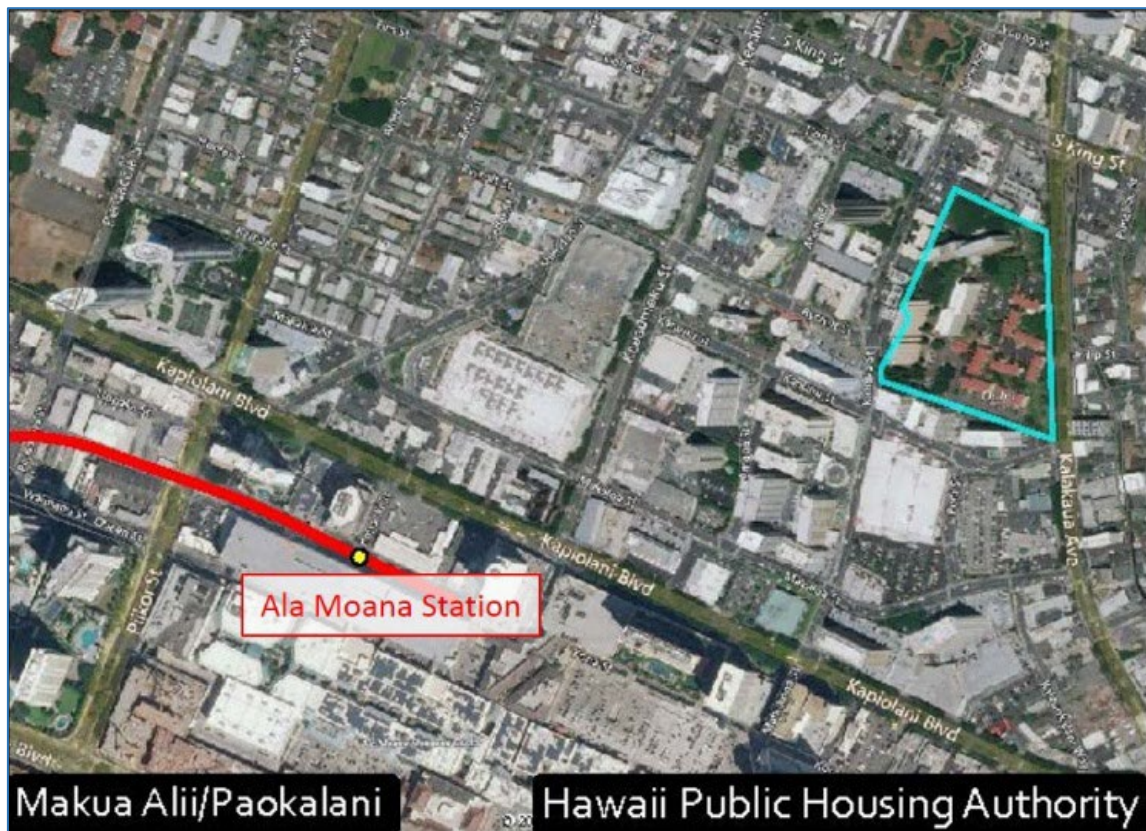
AGENCY TOD Project Fact Sheet		O-31		
1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Ala Moana		
3	Project Name	Makua Alii and Paoakalani		
4	Street Address	1541 Kalakaua Avenue, 1583 Kalakaua Avenue		
5	Tax Map Key/s	(1) 2-3-019: 004		
6	Land Area (acres)	9.2 acres		
7	Zoning	A-3		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	362 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase the total unit count to approximately 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2031	2033	CY 2035
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## MAKUA ALII & PAOKALANI

First occupied in 1967, Makua Alii is an elderly housing project off Kalakaua Avenue and is located on the same parcel as the Kalakaua Homes and Paoakalani housing properties. The project is a single 19-/20-story high-rise apartment building with 210 one-bedroom units and one three-bedroom unit reserved for live-in maintenance staff.

Paoakalani was first occupied in 1967, and is comprised of a single 16-story high-rise apartment building with 90 studio units, 60 one-bedroom units, and one three-bedroom unit for live-in maintenance staff.

HPHA plans to redevelop Makua Alii and Paoakalani to increase the number of elderly units from 362 to 700-1,000 total housing units, with mixed uses and mixed incomes.



## AGENCY TOD

O-32

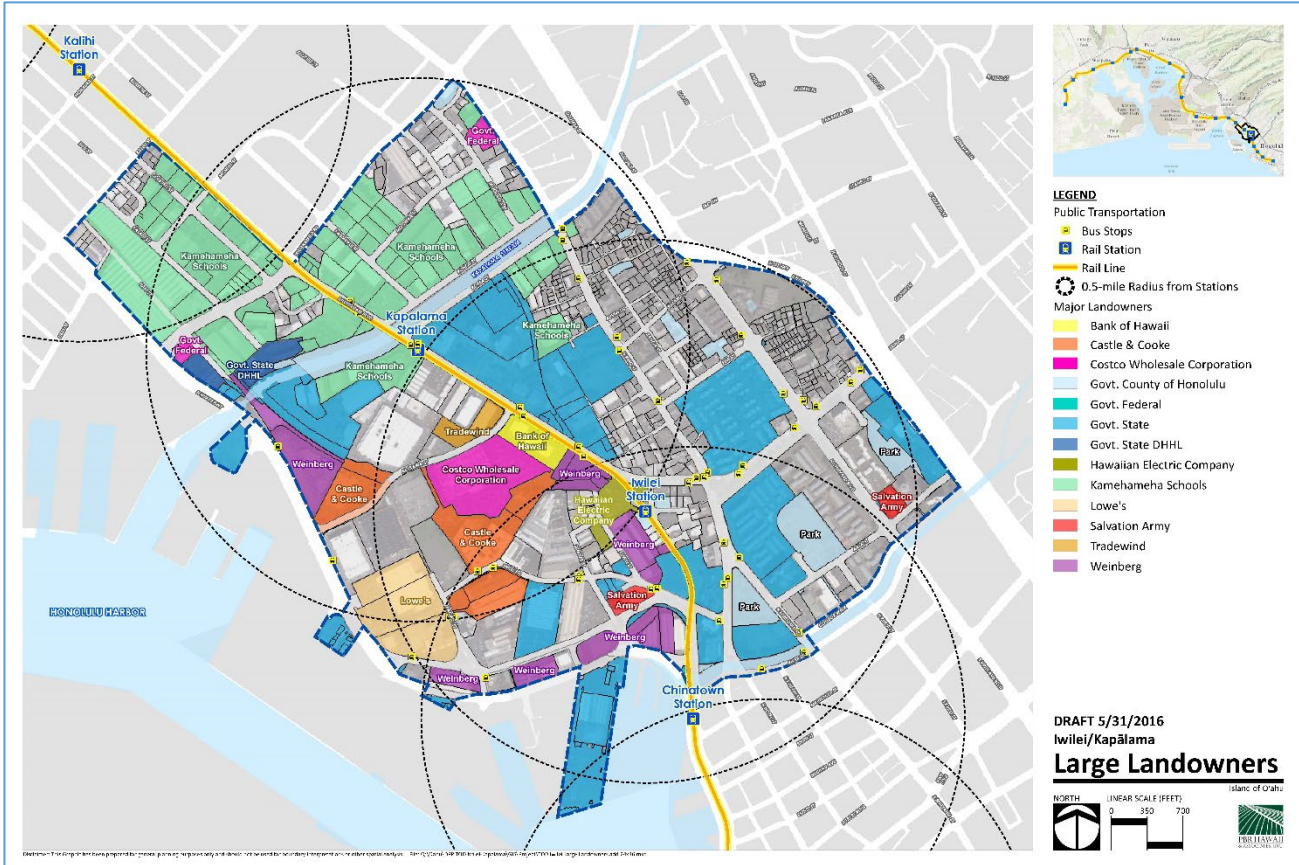
### Project Fact Sheet

<b>1</b>	<b>Agency</b>	City and County of Honolulu		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Iwilei, Kapalama Rail Stations		
<b>3</b>	<b>Project Name</b>	<b>Iwilei-Kapalama Infrastructure Master Plan</b>		
<b>4</b>	<b>Street Address</b>	Various (see online map)		
<b>5</b>	<b>Tax Map Key/s</b>	Various (see online map)		
<b>6</b>	<b>Land Area (acres)</b>	581 acres		
<b>7</b>	<b>Zoning</b>	Current: Primarily IMX-1 Industrial Mixed Use (150') Proposed TOD: Primarily BMX-3 Community Bus Mixed Use (150'-400')		
<b>8</b>	<b>Fee Owner</b>	Various: State of Hawaii agencies, Kamehameha Schools, Weinburg Foundation, Castle and Cooke		
<b>9</b>	<b>Lessee/s</b>			
<b>10</b>	<b>Current Uses</b>	Commercial/industrial businesses, multifamily housing, Honolulu Community College		
<b>11</b>	<b>Encumbrances (if any)</b>			
<b>12</b>	<b>Project Description</b>	The Iwilei-Kapalama Infrastructure Master Plan identifies critical investments needed for anticipated growth in the Iwilei and Kapalama TOD areas, with a high priority on supporting affordable housing development. Includes high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study explores innovative financial tools to help fund the necessary improvements.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Inadequate infrastructure, future sea-level rise and groundwater inundation, and lack of public open space.		
<b>14</b>	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	<b>Planning</b> 2017+	<b>Design</b> 2019+	<b>Construction</b> 2020+
<b>15</b>	<b>Project Status</b>	I/K Needs Assessment & Traffic Study completed; City working with HHFDC on State Iwilei Infrastructure Master Plan. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project to begin planning late 2021.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	PBR Hawaii, RM Towill, Strategic Economics		
<b>17</b>	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	<b>Planning</b> 5M	<b>Design</b> 50M	<b>Construction</b> ~500M
<b>18</b>	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	<b>Planning</b> CIP	<b>Design</b> Various	<b>Construction</b> Various
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Iwilei-Kapalama Landowner Map  <a href="http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/iwilei.html">http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/iwilei.html</a>		



# IWILEI-KAPALAMA INFRASTRUCTURE MASTER PLAN

The Iwilei-Kapalama Infrastructure Master Plan is identifying critical investments needed to accommodate anticipated growth in the Iwilei and Kapalama TOD areas, with a high priority on supporting affordable housing development. The initial assessment will include high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study is exploring innovative financial tools to help fund the necessary improvements.



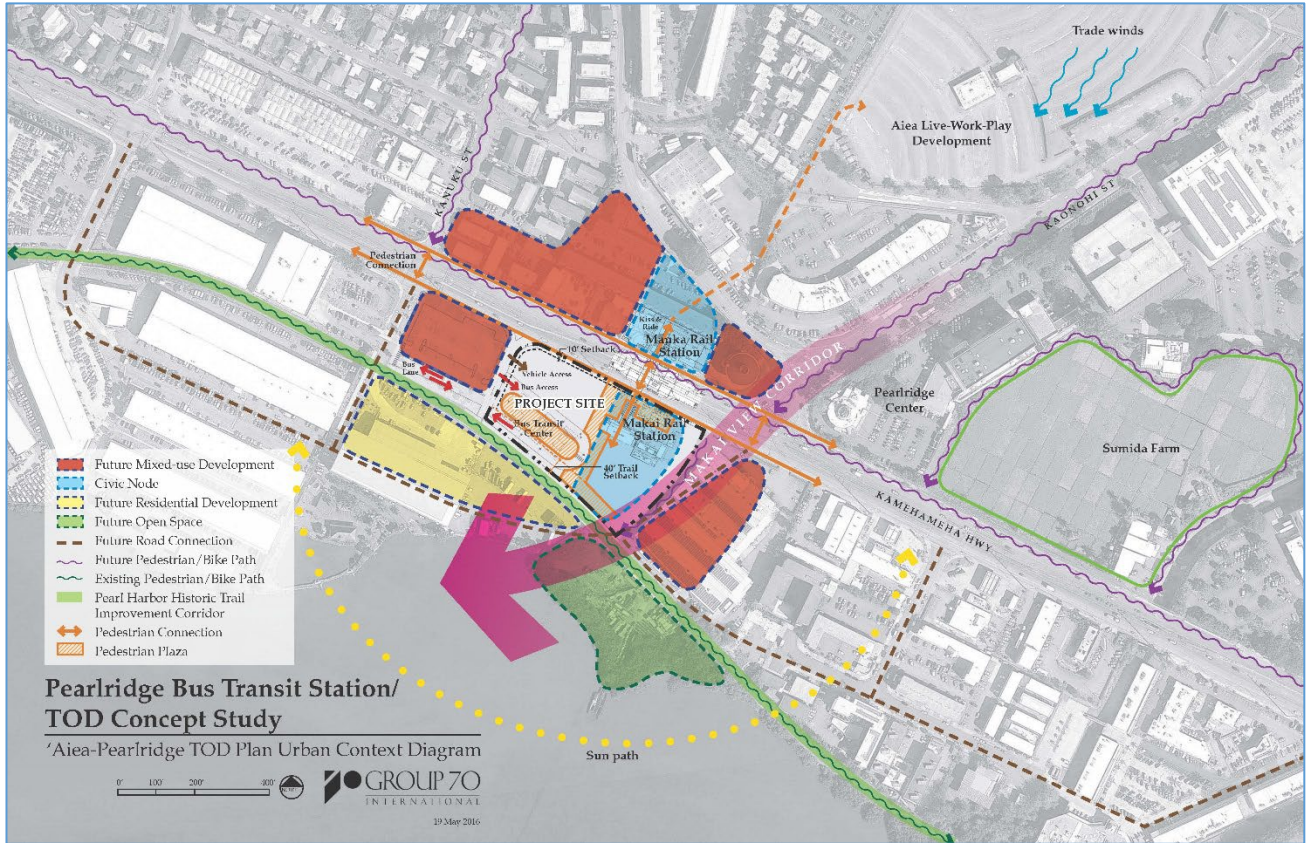
# AGENCY TOD Project Fact Sheet

O-33

1	<b>Agency</b>	City and County of Honolulu		
2	<b>Transit Station/Bus Stop</b>	Pearlridge		
3	<b>Project Name</b>	<b>Pearlridge Bus Center and TOD Project</b>		
4	<b>Street Address</b>	98-73, 98-85 Kamehameha Highway, Aiea, HI		
5	<b>Tax Map Key/s</b>	(1) 9-8-009: 014; (1) 9-8-009: 015		
		(1) 9-8-009: 016; (1) 9-8-009: 005		
6	<b>Land Area (acres)</b>	2.8 acres		
7	<b>Zoning</b>	Current: I-2 Intensive Industrial (60') Proposed TOD: BMX-3 Community Business Mixed Use (60'-90')		
8	<b>Fee Owner</b>	City and County of Honolulu		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Rail and Rail Station Construction Staging		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Development of a bus transfer center to improve multimodal connectivity to rail; new affordable or mixed-income housing to help catalyze transformation of the area from industrial to urban; convenience retail for transit riders, area residents, and users of Pearl Harbor Historic Trail.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		2017	2020	2021
15	<b>Project Status</b>	Land acquisition complete; EA, planning & design in process. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		1M	10M	130M
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		CIP	CIP/Private	CIP/Private
19	<b>Contact Person</b> (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Pearlridge Bus – TOD Project Map		

# PEARLRIDGE BUS CENTER AND TOD PROJECT

Development of a bus transfer center to improve multimodal connectivity to rail; new affordable or mixed-income housing to help catalyze transformation of the area from industrial to urban; convenience retail for transit riders, area residents, and users of Pearl Harbor Historic Trail.



# AGENCY TOD Project Fact Sheet

O-34

1	<b>Agency</b>	City and County of Honolulu		
2	<b>Transit Station/Bus Stop</b>	Kapalama		
3	<b>Project Name</b>	<b>Kapalama Canal Catalytic Project/Linear Park</b>		
4	<b>Street Address</b>	Kapalama Canal, Kohou and Kokea Streets between Nimitz Highway & H-1 Freeway		
5	<b>Tax Map Key/s</b>	Various		
6	<b>Land Area (acres)</b>	18.5 acres		
7	<b>Zoning</b>	Current: Primarily IMX-1 Industrial Mixed Use (150') Proposed TOD: Primarily BMX-3 Community Business Mixed use (150'-200')		
8	<b>Fee Owner</b>	City and County of Honolulu, State of Hawaii		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Drainage canal, surface streets		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	The Kapalama Canal Catalytic Project is the outcome of various community plans to create a linear park along Kapalama Canal, a waterfront promenade, and Complete Streets improvements. The Project will also address green infrastructure and water quality improvements, erosion control, bank stabilization, channel bottom/invert alteration, and dredging. The project is intended to create recreational and gathering spaces, improve multi-modal access, and catalyze broader neighborhood improvements and new mixed-use development in the rail station area.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Contaminated soil, historic structures/bridges		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2017	2018-19	2021+
15	<b>Project Status</b>	Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies.		
16	<b>Consultant/ Contractor/Developer</b>	WCIT Architecture, Arup, other subconsultants		
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		1.5M	10M	175M
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		CIP	CIP	CIP/Private
19	<b>Contact Person</b> (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Kapalama Canal Master Plan Concept  <a href="http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/kapalama-canal.html">http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/kapalama-canal.html</a>		



# AGENCY TOD

O-35

## Project Fact Sheet

1	<b>Agency</b>	City and County of Honolulu		
2	<b>Transit Station/Bus Stop</b>	Chinatown		
3	<b>Project Name</b>	<b>Chinatown Action Plan</b>		
4	<b>Street Address</b>	Various, includes Chinatown District between Honolulu Harbor and H-1 Freeway		
5	<b>Tax Map Key/s</b>	Various		
6	<b>Land Area (acres)</b>			
7	<b>Zoning</b>	Current: Primarily BMX-4 Central Business Mixed Use (40-350') Proposed TOD: same		
8	<b>Fee Owner</b>	Various		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Commercial businesses, multifamily housing, parks, streets		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	The Chinatown Action Plan identifies and prioritizes near-term implementation actions, while refining longer-term strategies that will prepare the neighborhood to take advantage of rail transit service. The Action Plan outlines new actions that government, businesses, residents, and civic organizations are planning, or beginning to undertake, in advance the following goals: active public spaces, cleanliness and safety, economic vibrancy, redevelopment of underutilized City properties, and improved parks.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Historic structures/district		
14	<b>Development Schedule</b> <small>Ctrl + Tab to enter under headings &gt;</small>	Planning	Design	Construction
		2015-16	2016+	2017+
15	<b>Project Status</b>	The 21 actions are in various stages of implementation Kekaulike Mall Improvements EA & design nearing completion; street repaving completed & bulbouts made permanent. Kekaulike construction to start fall 2022.		
16	<b>Consultant/ Contractor/Developer</b>	Various, including PBR Hawaii, AECOM, HDR		
17	<b>Project Cost Estimate/s</b> <small>Ctrl + Tab to enter under headings &gt;\$</small>	Planning	Design	Construction
		1M	5M	~100M
18	<b>Funding Source/s</b> <small>Ctrl + Tab to enter under headings &gt;</small>	Planning	Design	Construction
		County	CIP	CIP/Private
19	<b>Contact Person</b> (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Pedestrian wayfinding sign rendering		
		<a href="http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/dpp-tod-chinatown.html">http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/dpp-tod-chinatown.html</a>		



## PLAN SUMMARY

The Action Plan is based on community input from the Chinatown Action Summit in June 2015. The Action Plan is intended to help agencies and community partners focus their resources on near-term implementation projects and programs, while refining longer-term strategies. The **bolded** actions were identified as top priorities at a second community meeting in December 2015.

### 1. STREETS AS PLACES

- 1.1 Install pilot curb extensions at key Chinatown intersections
- 1.2 **Plan and design complete streets and rail access improvements for Kekaulike Street**
- 1.3 **Revitalize the Nu'uauu Stream corridor**
- 1.4 Provide pedestrian crossing of Vineyard Boulevard at River Street
- 1.5 Explore a pilot placemaking project on Hotel Street
- 1.6 Develop a Chinatown parking management plan
- 1.7 Plan and implement wayfinding signage and digital tools

### 2. CLEANER AND SAFER CHINATOWN

- 2.1 Establish a business improvement district (BID) for Chinatown
- 2.2 **Develop improved food waste management practices**
- 2.3 Increase the frequency of sidewalk power washing on particular streets
- 2.4 Revise the street sweeping schedule based on alternate side parking restrictions
- 2.5 Pilot a mobile public restroom
- 2.6 Upgrade street lighting
- 2.7 **Improve communication, collaboration, and enforcement to increase security and safety**

### 3. CHINATOWN'S VIBRANT ECONOMY

- 3.1 **Host activities on River Street**
- 3.2 Repurpose and market vacant and underutilized properties
- 3.3 Provide high-speed public Wi-Fi
- 3.4 Preserve the neighborhood's cultural and historic resources

### 4. PARK IMPROVEMENTS

- 4.1 Enhance 'A'ala Park
- 4.2 Increase usage and sense of safety at Smith-Beretania Park
- 4.3 Develop a management and programming plan for Sun Yat-sen Park



# AGENCY TOD Project Fact Sheet

O-36

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Waipahu Transit Center		
3	Project Name	<b>Waipahu Town Action Plan</b>		
4	Street Address	Various, within ¼ mile of the rail station		
5	Tax Map Key/s	Various		
6	Land Area (acres)			
7	Zoning	Current: Primarily B-2 Community Business (60') & I-2 Intensive Industrial (60') Proposed TOD: Primarily BMX-3 Community Business Mixed Use (60')		
8	Fee Owner	Various, including State of Hawaii and Kamehameha Schools		
9	Lessee/s			
10	Current Uses	Commercial businesses, affordable housing, bus transit center, parks, social services		
11	Encumbrances (if any)			
12	Project Description	The purpose of the Waipahu Town Action Plan is to help prepare Waipahu Town for rail—providing infrastructure so people can access the Waipahu Transit Center Station and positioning the neighborhood to benefit economically from increased activity in the station area. The Plan has identified and prioritized near-term projects that can have immediate impact, as well as near-term steps for implementing longer-term strategies. These actions are related to placemaking, improving development potential, better utilization of public spaces, and improving safety and maintenance.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	60' height limit, existing flood hazard district limits development potential		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		2016-17	2017+	2018+
15	Project Status	The 11 actions are in various stages of implementation. Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets.		
16	Consultant/ Contractor/Developer	Various, including PBR Hawaii and Hawaiian Dredging		
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		500K		4M
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		CIP	CIP	CIP
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Waipahu Depot Street bikeway rendering  <a href="http://www.honolulu.gov/tod/neighborhood-tod-plans/dpp-tod-waipahu.html">http://www.honolulu.gov/tod/neighborhood-tod-plans/dpp-tod-waipahu.html</a>		



# WAIPAHU TOWN ACTION PLAN



The WAIPAHU TOWN ACTION PLAN is a set of near-term strategies identified by the community for improving the neighborhood in preparation for rail transit service. It includes the following actions to be led by various public agencies and community partners.

## WAIPAHU TOWN ACTION PLAN SUMMARY September 2017

### Priority Action

-  Site Specific Action
-  Area-wide Action
-  Future Rail Station

- 1 Implement a Network of Connected Bicycle Facilities
- 2 Upgrade Waipahu Transit Center
- 3 Redesign Moloalo Street
- 4 Upgrade Street Lighting
- 5 Connect Hawaii's Plantation Village to Waipahu Town Core
- 6 Implement Placemaking Strategies
- 7 Connect Waipahu District Park to Waipahu Town Core
- 8 Develop a Master Plan for Hans L'Orange Park
- 9 Address Areawide Flooding
- 10 Establish Areawide Wayfinding
- 11 Develop Pouhala Marsh Educational Signage

For more information, please visit [www.honolulu.gov/tod](http://www.honolulu.gov/tod).



Waipahu Depot Street Improvements rendering



# AGENCY TOD Project Fact Sheet

O-37

1	<b>Agency</b>	City and County of Honolulu		
2	<b>Transit Station/Bus Stop</b>	Kakaako		
3	<b>Project Name</b>	<b>Blaisdell Center Master Plan</b>		
4	<b>Street Address</b>	777 Ward Avenue, Honolulu, HI		
5	<b>Tax Map Key/s</b>	(1) 2-3-008: 001, 002, 003		
6	<b>Land Area (acres)</b>	22.4 acres		
7	<b>Zoning</b>	Kakaako Community Development District		
8	<b>Fee Owner</b>	City and County of Honolulu		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Arena, Concert Hall, Exhibition Hall, Box Office, parking, meeting rooms, Trades Building		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	The goal of the Blaisdell Center Master Plan is to update these well used community facilities, most of which were built in 1964 and are facing increasing maintenance and renovation needs. The Neal S. Blaisdell Center complex is situated in the Kakaako Community Development District and several blocks from a future rail transit station. This area is experiencing tremendous change and development, with thousands of new multifamily housing units being planned and constructed. The plan is pursuing a renovated arena and concert hall, and new exhibition hall, parking structures, public spaces, and other community facilities.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Historic structures, aging infrastructure, phasing challenges		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2014-17	2018	2021
15	<b>Project Status</b>	Master Plan completed; project on hold for now.		
16	<b>Consultant/ Contractor/Developer</b>	AECOM, WCIT Architecture, Snohetta, other subconsultants		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		5M	50M	500M
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		CIP	CIP	CIP/Private
19	<b>Contact Person</b> (Name, Email Address)	Jerry Pupillo, Director, Dept of Enterprise Services, City & County of Honolulu		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	<a href="http://imagineblaisdell.com/">http://imagineblaisdell.com/</a>		

## BLAISDELL CENTER MASTER PLAN

The goal of the Blaisdell Center Master Plan is to update these well used community facilities, most of which were built in 1964 and are facing increasing maintenance and renovation needs. The Neal S. Blaisdell Center complex is situated in the Kakaako Community Development District and several blocks from a future rail transit station. This area is experiencing tremendous change and development, with thousands of new multifamily housing units being planned and constructed. The plan is pursuing a renovated arena and concert hall, and new exhibition hall, parking structures, public spaces, and other community facilities.



AGENCY TOD Project Fact Sheet		K-01
1	Agency	Department of Accounting & General Services/County of Kauai
2	Transit Station/Bus Stop	Eiwa Street, Lihue
3	Project Name	<b>Lihue Old Police Station</b>
4	Street Address	3060 Umi Street, Lihue 96766
5	Tax Map Key/s	(4) 3-6-002: 005, 011
6	Land Area (acres)	0.96 acres Old Police Station
7	Zoning	Special Planning Area Overlay R-1/ST-P
8	Fee Owner	State of Hawaii, Department of Land and Natural Resources
9	Lessee/s	N/A
10	Current Uses	The site was previously covered by an Executive Order to the County for its former police station. Since the police station was relocated, the site reverted to the State. The old police station was recently demolished and the site will be used as parking until some future use is determined. The adjacent DOH site is currently offices for the Department of Health.
11	Encumbrances (if any)	
12	Project Description	The site is a great opportunity for housing or mixed use to support the Lihue Town Core. The Lihue Town Core Urban Design Plan calls for higher density development. The site is adjacent to Wilcox Elementary School, Lihue Ballfields, and within walking distance to State and County offices, as well as commercial development on Rice Street. The street network in the surrounding area is being renovated through a USDOT TIGER grant. A larger project could be created by combining the Old Police Station site with the adjacent Department of Health building site.
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site is near a historic district including the Courthouse and Historic County Building, both across Umi Street from the site. The Old Police Station has been demolished. If the two sites are combined, management of existing DOH offices would be a consideration during construction. A mixed use project could incorporate modernized DOH offices into a new site plan.
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning                      Design                      Construction
		No schedule
15	Project Status	Pre-Planning. Contract awarded to UHCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2022.
16	Consultant/ Contractor/Developer	UH Community Design Center
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning                      Design                      Construction
		\$250K (proof of concept)
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning                      Design                      Construction
		FY18 appropriation
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, <a href="mailto:jahs@kauai.gov">jahs@kauai.gov</a> ; Chris Kinimaka, <a href="mailto:chris.kinimaka@hawaii.gov">chris.kinimaka@hawaii.gov</a>
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	See attached aerial photograph.

## LIHUE OLD POLICE STATION

In the heart of Lihue Town, a one-acre parcel on Umi Street presents a great opportunity for housing or office mixed use to support the Lihue Town Core. This site that was formerly the Lihue Police Station was demolished and the site was reverted to the State of Hawaii. The site is currently used as a parking lot until some future use is determined. The Lihue Town Core Urban Design Plan calls for higher density mixed use development in this Special Planning Area site. The site is adjacent to Wilcox Elementary School, Lihue Ballfields, and within walking distance to State and County offices, as well as commercial development on Rice Street. The street network in the surrounding area is being renovated through the US Department of Transportation TIGER grant. Adjacent to this site is a Department of Health building that could be jointly considered for redevelopment for DOH and other mixed uses.

The Legislature appropriated \$250,000 to DAGS for UHCDC to conduct a TOD Proof of Concept study for a key community site. DAGS has elected to study the Lihue Civic Center area, which would incorporate redevelopment of the old Lihue Police Station site that is controlled by DAGS. The Proof of Concept study will utilize stakeholder engagement, applied research, conceptual planning, and design investigation. In addition, the project work will incorporate and complement the County's Lihue Town Center revitalization efforts. DAGS anticipates including select County properties in the study. The project is scheduled to start in 2022.



# AGENCY TOD Project Fact Sheet

K-02

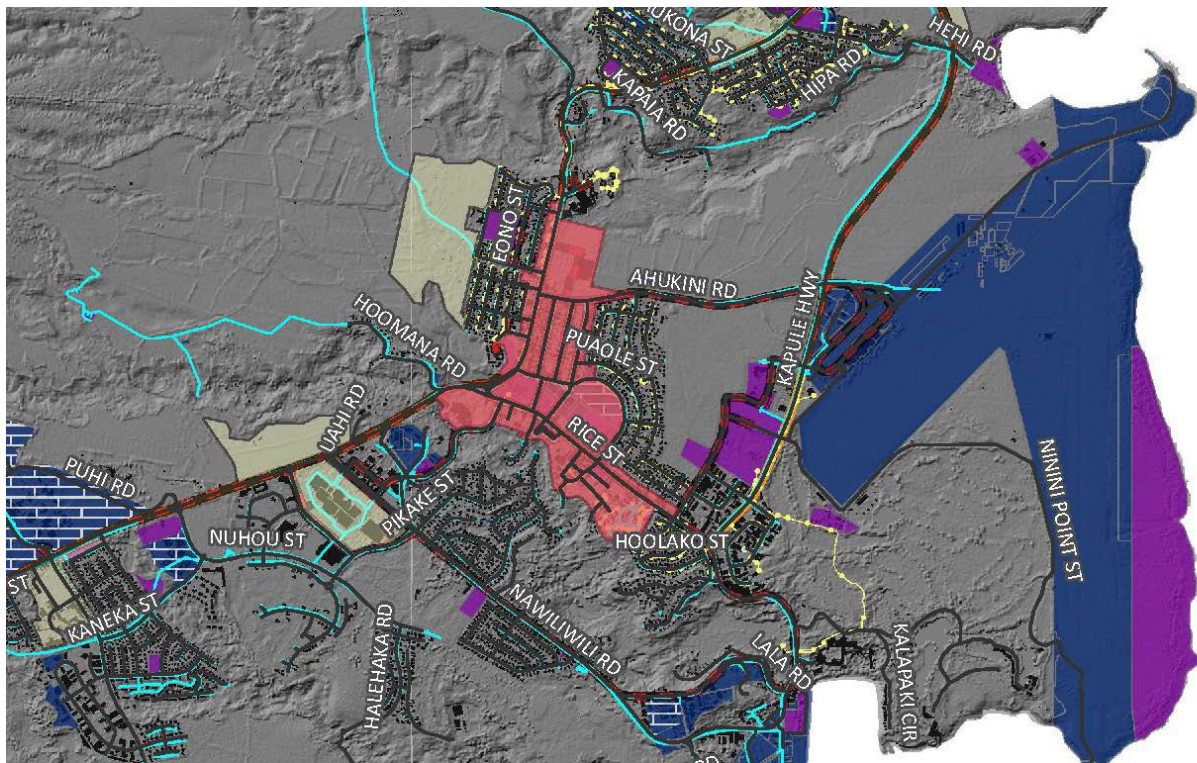
<b>1</b>	<b>Agency</b>	County of Kauai – Kauai Housing Agency		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Lihue, Nearest Bus Stop: Kukui Grove – HMSA Building		
<b>3</b>	<b>Project Name</b>	<b>Pua Loke Affordable Housing</b>		
<b>4</b>	<b>Street Address</b>	Pua Loke Street, Lihue, HI 96766		
<b>5</b>	<b>Tax Map Key/s</b>	(4) 3-8-005: 028 (4) 3-8-005: 029		
<b>6</b>	<b>Land Area (acres)</b>	1.47 acres		
<b>7</b>	<b>Zoning</b>	R-1/ST-P (Special Treatment – Public Facilities)		
<b>8</b>	<b>Fee Owner</b>	County of Kauai		
<b>9</b>	<b>Lessee/s</b>	None		
<b>10</b>	<b>Current Uses</b>	Additional Parking Lot for Department of Water Offices.		
<b>11</b>	<b>Encumbrances (if any)</b>			
<b>12</b>	<b>Project Description</b>	<ol style="list-style-type: none"> <li>1. Provide a site with housing density of 40-50 multi-family units that is compatible with the surrounding retail and commercial setting.</li> <li>2. Provide affordable multi-family housing in Lihue at rents that accommodate a range of households and are affordable to income groups ranging from 80% or below to 140% of Kauai’s median household income.</li> <li>3. Provide a set-aside of units (TBD) dedicated to support permanent housing for the homeless.</li> <li>4. Provide Transient Oriented Affordable Housing (TOAH): 1) Lihue TOAH development is a site adjacent to the TIGER grant sidewalk conceptual multi-modal plan. 2) In close proximity to public transportation (Kauai Bus Route) and services. 3) Include New Bus Stop construction concurrent with housing development.</li> </ol>		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Relocation of Overhead Powerlines Traffic Conditions (Haleko Rd & Pua Loke St)		
<b>14</b>	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2019	2019	Feb 2020 (45 units)
<b>15</b>	<b>Project Status</b>	Two of three buildings completed (9/1/21); third building to be completed by end of 2021.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	Environmental Assessment (EA) Consultant: Community Planning & Engineering Inc.; Developer: `Ahe Group		
<b>17</b>	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		1M	2M	13M
<b>18</b>	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Adam Roversi, aroversi@kauai.gov		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



## PUA LOKE AFFORDABLE HOUSING

The Kauai Housing Agency is planning to develop affordable housing on a 1.5-acre site on Haleko Road near Kukui Grove Shopping Center. The site is owned by the County of Kauai, zoned STP/Residential and is used as a parking area. The site has the potential for a three-story building with 40 to 50 multi-family affordable residential units that are compatible with the surrounding retail and commercial setting. There are minimal site work requirements, and direct access to utilities, including water, power, sewer and storm drainage. Issues to address would include the relocation of powerlines and conducting an assessment of traffic conditions. Parking may be an issue, but reduced parking is also an option.

There is the potential to combine the site with an adjacent State parcel under DLNR jurisdiction that is designated an arboretum but is currently vacant and undeveloped.



# AGENCY TOD Project Fact Sheet

K-14

13-Oct-20

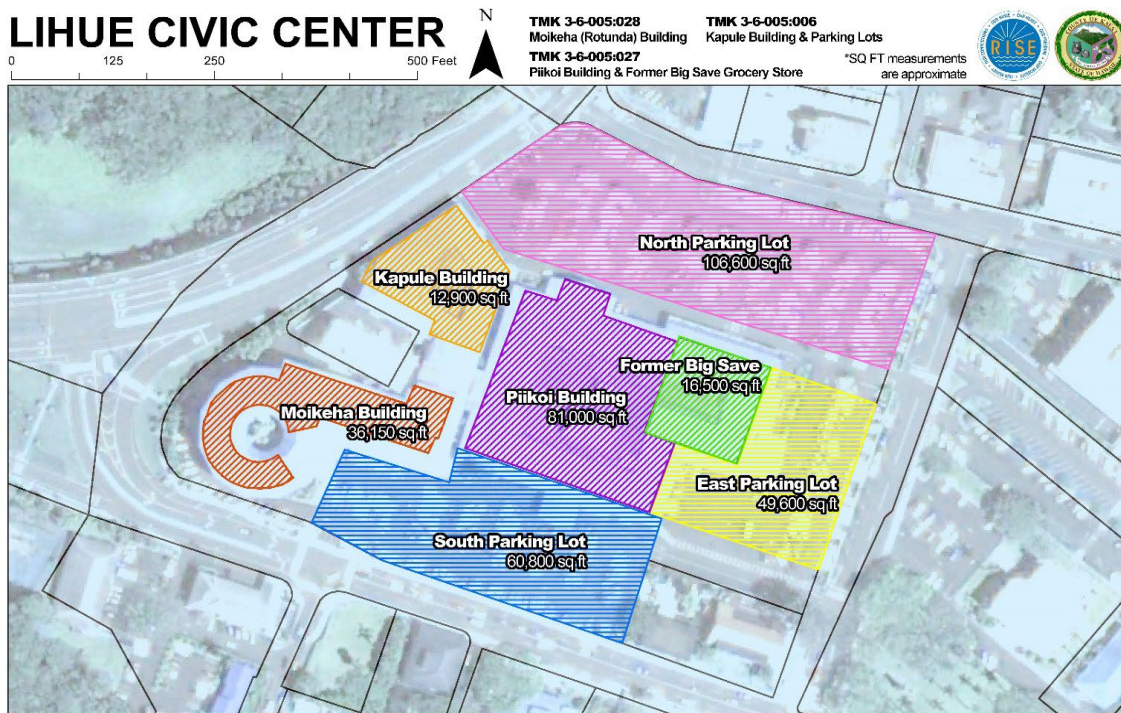
1	Agency	County of Kauai		
2	Transit Station/Bus Stop	Eiwa Street		
3	Project Name	Lihue Civic Center Redevelopment		
4	Street Address	4444 Rice Street, Lihue		
5	Tax Map Key/s	3-6-005: 006		
		#-#-###: ###		
		#-#-###: ###		
6	Land Area (acres)	8.66 acres		
7	Zoning	General Commercial (CG)		
8	Fee Owner	County of Kauai		
9	Lessee/s	TBD		
10	Current Uses	Government offices, former uses including a grocery store and other retail stores.		
11	Encumbrances (if any)	None		
12	Summary Project Description	Redevelop the Lihue Civic Center to design, construct, finance, manage, operate, and maintain a vertical mixed-use development with a multi-family residential rental component, commercial spaces, government offices, parking, with building design that uses scale, architecture, and outdoor public spaces to develop character and create multi-modal transportation facilities and signage.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Certain buildings on the site are over fifty (50) years old. Any exterior alterations to the elevation or composition of these structures will require the review and approval of the Kauai Historic Preservation Commission.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Apr-2021	Oct-2021	Jul-2022
15	Project Status	Awarded FY22 TOD Planning grant for conceptual master plan; contract with State for funds to be executed by end of 2021; proceeding with scope of work & procurement of consultant services. County exploring development through a public-private partnership.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Wade Lord, <a href="mailto:wlord@kauai.gov">wlord@kauai.gov</a>		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage:	Site Plan, Regional Site Plan, PPT of existing Transit Hub and potential areas for expansion into a Mobility Hub, RFP for Redevelopment of Lihue Civic Center		



# LĪHU`E CIVIC CENTER REDEVELOPMENT

The County of Kauai will be seeking a master developer to enter into a Project Development Agreement with respect to the planning, design, build (construction), financing, operation, and maintenance of a vertical mixed-use development with a multi-family housing rental component for residents and families of low, moderate and workforce income levels, intended for individuals and families at or below 160% Area Median Income (AMI). The project includes commercial uses to complement the existing governmental office operations currently located at the Līhu`e Civic Center property. The redevelopment of the Līhu`e Civic Center seeks to improve the overall area with the addition of much needed housing and to enhance the Lihue Town Core by meeting the following objectives:

- 1) The degree to which the Proposal design concept utilizes the site effectively with regard to the objectives of delivering the maximum number of housing and commercial units, with seamless connections to outdoor gathering areas and green spaces in an integrated urban campus that unites quality living spaces with outdoor amenities and connectivity to the government uses, businesses, and services in the area.
- 2) The degree to which the proposed building design uses scale, architecture, and outdoor public spaces to develop character and identity.
- 3) To the extent that the development meets the needs of a wide range of customer segments and the percentages and number of units for each economic segment.
- 4) The degree to which the developer incorporates revenue-generating uses to bolster returns, offset operating costs, and/or provide rent subsidies. Other potential uses may include, but are not limited to, grocery, fitness, entertainment, retail, restaurants, childcare, offices, etc.
- 5) The degree to which green building practices and resiliency components have been incorporated into the design of the facilities in order to increase the development’s ability to withstand natural disasters and achieve a lower cost of operation and maintenance by minimizing energy use.
- 6) The degree to which the residential community facilities (amenities) for use by the residents and the public (when appropriate) have been incorporated into the design. Such facilities may include, but are not limited to, community room, theater room, office/meeting spaces, exercise facility, dining room, customer services, mail room, security desk, etc.
- 7) The degree to which the development of multi-modal transportation facilities and signage have been included to enhance the existing Transit Hub Station. Such facilities may include but are not limited to, ride sharing station, electric scooters, Segway’s, skateboards, bike racks, park & ride area, etc.



# AGENCY TOD Project Fact Sheet

K-15

1	Agency	County of Kaua'i Mayor's Office / Planning Dept		
2	Transit Station/Bus Stop	Eiwa Street Transit Hub located at the Civic Center		
3	Project Name	<b>Līhu'e Civic Center Mobility Plan</b>		
4	Street Address	4444 Rice Street, Līhu'e, Hawai'i 96766		
5	Tax Map Key/s	3-6-005: 006 (Kapule Building and Civic Center Parking Lot) 3-6-005: 027 (Piikoi Building) 3-6-005: 028 (Moikeha Building) 3-6-005: 003 (Historic County Building and County portion of parking lot) 3-6-005: 030 (State of Hawai'i parking lot)		
6	Land Area (acres)	Approximately 12.3 acres		
7	Zoning	Commercial General		
8	Fee Owner	County of Kaua'i. The State of Hawai'i owns the parking lot between the Historic County Building and the State of Hawai'i main office.		
9	Lessee/s	n/a		
10	Current Uses	Government and public services.		
11	Encumbrances (if any)	None known at this time.		
12	Summary Project Description	The project will create a Civic Center Mobility Site Plan and analyze parking management strategies for the Līhu'e Civic Center campus to support County TOD redevelopment efforts at the Civic Center. It will also support potential future TOD development on nearby State properties, such as the vacant former Police Station and the underutilized Department of Health sites.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	A zoning amendment is required to allow residential use on the Civic Center site. In addition, Līhu'e Civic Center site's historic resources must be evaluated and considered as part of the redevelopment plan.		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		April 2022		
15	Project Status	Planning. Awarded FY21 TOD Planning grant for mobility plan; contract executed with State; procuring consultant services; project start in early 2022 & completion by Dec 2023.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		250,000		
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		TOD CIP Planning Funds		
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, <a href="mailto:jhiguchi@kauai.gov">jhiguchi@kauai.gov</a>		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports	Līhu'e Town Core Urban Design Plan: <a href="https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan">https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan</a> Līhu'e Community Plan: <a href="https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Community-Plan-LCP">https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Community-Plan-LCP</a> General Plan: <a href="http://plankauai.com/1682-2/">http://plankauai.com/1682-2/</a> Special Planning Area – G: <a href="http://qcode.us/codes/kauaicity/">http://qcode.us/codes/kauaicity/</a> Līhu'e Civic Center Site Improvements Final Master Plan: <a href="https://www.kauai.gov/Government/Departments-Agencies/Public-Works/Building-Division/Projects">https://www.kauai.gov/Government/Departments-Agencies/Public-Works/Building-Division/Projects</a> Līhu'e Town Core Mobility and Revitalization Project: <a href="https://www.kauai.gov/Government/Office-of-the-Mayor/TIGER-Grant">https://www.kauai.gov/Government/Office-of-the-Mayor/TIGER-Grant</a>		

## LĪHU'E CIVIC CENTER MOBILITY PLAN

The Līhu'e Civic Center Mobility Plan seeks to create a Civic Center Mobility Site Plan that incorporates a mobility hub and complementary parking management strategies to support TOD redevelopment of the Līhu'e Civic Center site. The project will also support potential future TOD development on nearby State properties, such as the vacant former Police Station and the underutilized Department of Health sites.

The Civic Center Mobility Plan will complement and enhance the recently completed improvements through the Līhu'e Town Core Mobility and Revitalization Project (TIGER Project) funded through a USDOT Transportation Investment Generating Economic Recovery (TIGER), including the Eiwa Street Transit Hub and other facilities for transit, walking, and biking within the Līhu'e Town Core. The project will enhance Līhu'e Civic Center's connection to the town core and strengthen its role in Līhu'e's multimodal network connecting residential, commercial, government, recreation, and social service uses.



# AGENCY TOD Project Fact Sheet

K-03

1	Agency	Kauai County Housing Agency		
2	Transit Station/Bus Stop	Nearest Bus Stop – Koloa School Stop (1/2 mile from site)		
3	Project Name	<b>Koae Workforce Housing Development</b>		
4	Street Address	Poipu Rd, Koloa, HI 96756		
5	Tax Map Key/s	(4) 2-6-004: 019		
6	Land Area (acres)	11.2 acres		
7	Zoning	R-20		
8	Fee Owner	County of Kauai		
9	Lessee/s	Mark Development, Inc.		
10	Current Uses	None.		
11	Encumbrances (if any)			
12	Project Description	11.2-acre parcel, dedicated to the County of Kauai by Alexander and Baldwin, LLC, and located east of Po‘ipū road at the old Haul Cane Road intersection. Kauai County Housing Agency has selected Mark Development, Inc. to build and manage 134 Residential Units on the project site. The units will be 100% Affordable rentals and first preference given to employees working within the Project area. Applicants are required to have a household income that does not exceed 60% of Kauai’s Area Median Income.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Relocation of Overhead Powerlines, and Utility Pole.		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction June 2018-Dec 2019
15	Project Status	<b>COMPLETED. Construction of 134 units complete; all units leased.</b>		
16	Consultant/ Contractor/Developer	Developer: Mark Development, Inc.		
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction Total Cost \$44M
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction Housing Trust Funds, Home Funds, LIHTC
19	Contact Person (Name, Email Address)	Adam Roversi, aroversi@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## KOAE WORKFORCE HOUSING DEVELOPMENT

The parcel is located on the south side of Kauai, less than one mile south of downtown Koloa, and less than one mile north from the resort area of Poipu. The 11.2 acre project area is bordered to the south and east by Waikomo stream and Kiahuna Golf Club, to the west by Poipu Road, and to the north by an existing residential neighborhood. The site was formerly used for agriculture, but has been vacant for over 20 years. The parcel was dedicated to the County of Kauai by Alexander and Baldwin, LLC (A&B) in December of 2014, with the intention for use as Workforce Housing as part of their requirements for the rezoning of the Kukui'ula resort development area.

Koae will provide 134 residential units for rent. All of units will be affordable and provided to households with income that does not exceed 60% of Kauai's Area Median Income. As shown in conceptual graphics below, the design concepts are the following:

- Concept grows from the historical roots of Koloa Town.
- Two-story buildings similar in size with surrounding two-story homes for a total of 134 residential units.
- Open vistas through the property to create open spaces and access needed for recreation, amenities and parking.
- Small building density with buildings that are sited to individual unit access and a feeling of home and harmony between residents.



# AGENCY TOD Project Fact Sheet

K-04

1	<b>Agency</b>	Kauai County Housing Agency Hawaii Housing Finance and Development Corporation		
2	<b>Transit Station/Bus Stop</b>	Nearest Bus Stop – Eleele Nani (Laulea St). Lima Ola Development to include construction of new bus stop(s) during build out.		
3	<b>Project Name</b>	<b>Lima Ola Workforce Housing Development</b>		
4	<b>Street Address</b>	Mahea Rd. Eleele, HI 96705		
5	<b>Tax Map Key/s</b>	(4) 2-1-001:054		
6	<b>Land Area (acres)</b>	75 acres		
7	<b>Zoning</b>	County – Mixed Zoning, State Land Use - Urban		
8	<b>Fee Owner</b>	County of Kauai		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Kauai Coffee Farming and Processing.		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	At full buildout: 550 multi-family and single family homes (rental & for-sale) for families with incomes of 140% of the area median income and below; community center & park (spaces for community garden, exercise, and meeting); multi-use paths; public transit – new & improved bus stops accessible by multi-use path; improved pedestrian safety and access to school and stores by highway improvements (i.e. traffic calming and pedestrian refuge).		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)			
14	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		<ul style="list-style-type: none"> <li>• Planning – Complete</li> <li>• Entitlements &amp; Design = 2017</li> <li>• Off-site infrastructure = 2018-2019</li> <li>• Development: Phase 1 = 2018-2022; Phase 2 Development = 2023-2026; Phase 3 Development = 2027-2030; and Phase 4 Development = 2031-2033.</li> </ul>		
15	<b>Project Status</b>	Infrastructure for Phase 1 (149 units) to be completed Jan 2022; RFP for multi-family lots & single family residence lots to be issued by end of 2021. Anticipate receiving federal funds for vertical construction of Phase 1; scheduled completion Dec 2022.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		Phase 1 Offsite & Onsite Infrastructure - \$19M, Full Buildout \$150M +		
18	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		County Bond   DURF Loan for Phase 1 Infrastructure Construction		
19	<b>Contact Person</b> (Name, Email Address)	Adam Roversi, aroversi@kauai.gov		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## LIMA OLA WORKFORCE HOUSING DEVELOPMENT

Envision a master-planned community of affordable new residences for working families; a neighborhood intended to inspire and encourage healthy lifestyles and designed efficiently to use less energy while incorporating the latest renewable energy technology, all for Kauai's kamaaina – keiki to kupuna.

On the gentle slopes of beautiful Eleele on Kauai's west shore, this unique community is taking shape. Lima Ola will be a close-knit neighborhood where residents actually know their neighbors, interact often and practice a sustainable and healthy lifestyle daily.

Lima Ola is a vision deeply rooted in Kauai's sense of community and based on a desire for a responsible, environmentally friendly future:

- Affordable with a range of rental and homeownership opportunities for Kauai's ohana.
- Green sustainable features that are environmentally responsible and lowers your energy cost.
- Healthy lifestyles inspired through open spaces, walking paths and recreational areas.
- Close-knit community where gathering places encourage social interaction.



# AGENCY TOD Project Fact Sheet

K-05

<b>1</b>	<b>Agency</b>	University of Hawaii, Kauai Community College						
<b>2</b>	<b>Transit Station/Bus Stop</b>	Puhi						
<b>3</b>	<b>Project Name</b>	<b>UH Kauai Community College Long Range Plan and Student Housing</b>						
<b>4</b>	<b>Street Address</b>	3-1901 Kaumualii Highway, Lihue, HI 96766						
<b>5</b>	<b>Tax Map Key/s</b>	(4) 3-4-007: 001 (4) 3-4-007: 002 (4) 3-4-007: 003						
<b>6</b>	<b>Land Area (acres)</b>	197.463 acres						
<b>7</b>	<b>Zoning</b>	State Urban District						
<b>8</b>	<b>Fee Owner</b>	University of Hawaii						
<b>9</b>	<b>Lessee/s</b>	Kawaikini New Century Public Charter School, Aha Punana Leo						
<b>10</b>	<b>Current Uses</b>	Educational						
<b>11</b>	<b>Encumbrances (if any)</b>							
<b>12</b>	<b>Project Description</b>	The Long Range Development Plan (LRDP), is a master plan that directs the physical form and character of the campus (10 to 15 year plan). As part of the LRDP, KCC is proposing a 24-unit student housing complex near the eastern entrance to the campus.						
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Large storm-water swales, the 3 streams, irrigation ditches on the site may be a constraint. An old cemetery owned by Grove Farm is in the upper middle area of the KCC property. The graves could extend into the KCC property. No survey has been done yet to determine the location of all the graves in the cemetery. A buffer may be needed that extends into the KCC owned area.						
<b>14</b>	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<table border="0"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td colspan="3">The LRDP is expected to be completed by December 2018</td> </tr> </table>	Planning	Design	Construction	The LRDP is expected to be completed by December 2018		
Planning	Design	Construction						
The LRDP is expected to be completed by December 2018								
<b>15</b>	<b>Project Status</b>	Pre-Planning - Draft site plan is complete and engineering studies are underway						
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	PBR Hawaii						
<b>17</b>	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<table border="0"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td colspan="3">329K</td> </tr> </table>	Planning	Design	Construction	329K		
Planning	Design	Construction						
329K								
<b>18</b>	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<table border="0"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td colspan="3">Legislative appropriation (CRDM)</td> </tr> </table>	Planning	Design	Construction	Legislative appropriation (CRDM)		
Planning	Design	Construction						
Legislative appropriation (CRDM)								
<b>19</b>	<b>Contact Person</b> (Name, Email Address)							
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:							







# AGENCY TOD Project Fact Sheet

K-o6

1	Agency	County of Kauai		
2	Transit Station/Bus Stop	Hanapepe		
3	Project Name	<b>Hanapepe Infill Redevelopment</b>		
4	Street Address	Varies		
5	Tax Map Key/s	Multiple parcels		
6	Land Area (acres)	Varies		
7	Zoning	Varies		
8	Fee Owner	State of Hawaii		
9	Lessee/s	Varies		
10	Current Uses	Varies		
11	Encumbrances (if any)	Varies		
12	Project Description	Numerous State-owned lots exist in Hanapepe Town near Hanapepe Road. The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. Infill TOD projects on State land could be part of a revitalization strategy for the Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Varies		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		No schedule		
15	Project Status	Pre-Planning. There is currently no project		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		N/A		
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		N/A		
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, jahs@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	See aerial photograph for potential sites.		

# HANAPEPE INFILL REDEVELOPMENT

There are numerous State-owned lots in Hanapepe Town near Hanapepe Road. The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. Infill TOD projects on State land could be part of a revitalization strategy for the Town.



# AGENCY TOD Project Fact Sheet

K-07

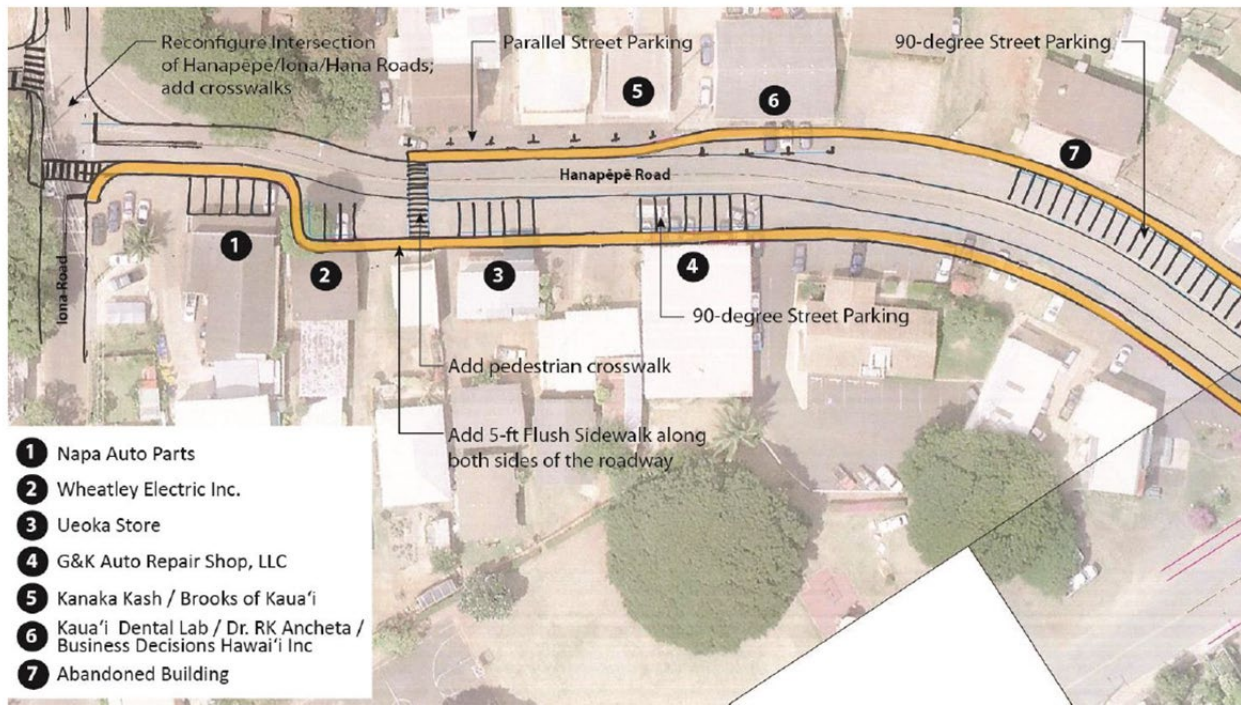
1	<b>Agency</b>	County of Kauai Department of Public Works		
2	<b>Transit Station/Bus Stop</b>	Hanapepe		
3	<b>Project Name</b>	<b>Hanapepe Complete Streets Improvements</b>		
4	<b>Street Address</b>	Hanapepe Road		
5	<b>Tax Map Key/s</b>			
6	<b>Land Area (acres)</b>			
7	<b>Zoning</b>			
8	<b>Fee Owner</b>	County of Kauai		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Hanapepe Road – two-lane road with mostly unimproved shoulders		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. A design charrette was held for Hanapepe Road to pursue Complete Streets design. A complementary project is evaluating alignment alternatives for a shared use path connecting Hanapēpē Town to Salt Pond Park.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	There are water and sewer improvements needed for Hanapepe Town.		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	<b>Project Status</b>	Environmental work complete; final design funded; design to proceed soon.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		Construction is estimated at \$3 million		
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		State Transportation Improvement Program (STIP)		
19	<b>Contact Person</b> (Name, Email Address)	Jodi Higuchi Sayegusa, <a href="mailto:jhiguchi@kauai.gov">jhiguchi@kauai.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## HANAPEPE COMPLETE STREETS IMPROVEMENT

The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. A design charrette was held for Hanapepe Road to pursue Complete Streets design, including a shared use path for walking and biking.

### HANAPĒPĒ ROAD BETWEEN HANAPĒPĒ RIVER BRIDGE AND KONA ROAD



Source: *Hanapepe Road Resurfacing Charrette Report*, February 2015, County of Kauai

# AGENCY TOD Project Fact Sheet

K-o8

1	<b>Agency</b>	County of Kauai / Hawaii Health Systems Corporation		
2	<b>Transit Station/Bus Stop</b>	Mahelona Hospital (Kapahi Shuttle Route)		
3	<b>Project Name</b>	<b>Mahelona State Hospital</b>		
4	<b>Street Address</b>	4800 Kawaihau Road, Kapaa 96746		
5	<b>Tax Map Key/s</b>	(4) 4-6-014: 113		
6	<b>Land Area (acres)</b>	33.74 acres		
7	<b>Zoning</b>	R-1/ST-P		
8	<b>Fee Owner</b>	Hawaii Health Systems Corporation – Mahelona Hospital		
9	<b>Lessee/s</b>	N/A		
10	<b>Current Uses</b>	The site is currently home to Mahelona Hospital plus some housing for seniors with disabilities.		
11	<b>Encumbrances (if any)</b>	The property is ceded lands.		
12	<b>Project Description</b>	The State has funded an asset analysis and master plan study of Mahelona Hospital to consider possible reconstruction and other site uses. Affordable housing is proposed as a project component in the feasibility study. The site is located on the Kapahi Shuttle route, near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae (the coastal shared use path) thanks to the recently completed Kawaihau Elevated Boardwalk.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	The site is ceded lands.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		FY 2019-2020		
15	<b>Project Status</b>	Planning. Revision of conceptual master plan to consider adjacent State properties/facilities is underway; programmatic EIS being prepared; master plan to be completed in 2022 & EIS in 2023. Funds appropriated by 2022 Legislature for Wailua-Kapaa water system improvements needed to support redevelopment.		
16	<b>Consultant/ Contractor/Developer</b>	N/A		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		500K		
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		N/A		
19	<b>Contact Person</b> (Name, Email Address)	Lance Segawa, Regional CEO, Kauai HHSC		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	See attached aerial photograph.		

## MAHELONA STATE HOSPITAL

The Mahelona Medical Center and Samuel Mahelona Memorial Hospital are located on the north end of Kapaa on a 34-acre site near the ocean. The hospital is a 66-bed critical access facility under the Hawaii Health Systems Corporation (HHSC). The HHSC will be conducting an asset analysis to plan for the renovation or rebuilding of the hospital and a master plan to consider other mixed uses and health care options. The County of Kauai proposes that housing be considered as a project component in the asset analysis. The site is located on the Kapahi Shuttle route, is near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae --the coastal shared use path.

(4) 4-6-014:113 Mahelona Hospital, Kapaa



# AGENCY TOD Project Fact Sheet

K-09

1	Agency	County of Kauai Department of Public Works		
2	Transit Station/Bus Stop	Mahelona Hospital (Kapahi Shuttle Route)		
3	Project Name	<b>Kawaihau Road Multimodal Improvements</b>		
4	Street Address	Kawaihau Road		
5	Tax Map Key/s			
6	Land Area (acres)			
7	Zoning			
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	Kawaihau Road in the vicinity of Mahelona Hospital, Kapa'a Elementary School, Kapa'a High School and Saint Catherine School is a two-lane road. Its current configuration has gaps in sidewalks, limited shoulders, and several intersections with sight distance and pedestrian crossing issues.		
11	Encumbrances (if any)			
12	Project Description	Based on a community design charrette hosted by the County in 2013, the county is currently in planning and engineering for Kawaihau Road to provide sidewalks, enhanced pedestrian crossings, intersection improvements, and traffic calming features in the vicinity of Mahelona Hospital and three schools. Bus stop improvements will also be incorporated for the existing Kapahi Shuttle. The project will also connect to the recently completed Kawaihau Elevated Boardwalk, which provides a bicycle and pedestrian connection from the Kapahi neighborhood to Ke Ala Hele Makalae coastal shared use path and Kapa'a Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		2018	2019-2020	2021-2033
15	Project Status	Construction. Notice to proceed issued to construction contractor; construction getting underway; improvements scheduled for completion in 2022.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		Construction is estimated at \$3.5 million.		
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		State Transportation Improvement Program (STIP)		
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, <a href="mailto:jhiguchi@kauai.gov">jhiguchi@kauai.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			





## KAWAIHAU ROAD MULTIMODAL IMPROVEMENTS

Based on a community design charrette hosted by the County in 2013, the county is currently in planning and engineering for Kawaihau Road to provide sidewalks, enhanced pedestrian crossings, intersection improvements, and traffic calming features in the vicinity of Mahelona Hospital and three schools. Bus stop improvements will also be incorporated for the existing Kapahi Shuttle. The project will also connect to the recently completed Kawaihau Elevated Boardwalk, which provides a bicycle and pedestrian connection from the Kapahi neighborhood to Ke Ala Hele Makalae coastal shared use path and Kapaa Town.



# AGENCY TOD Project Fact Sheet

K-10

1	<b>Agency</b>	County of Kauai Department of Public Works		
2	<b>Transit Station/Bus Stop</b>	Koloa School (South Shore Shuttle Route)		
3	<b>Project Name</b>	<b>Poipu Road Safety &amp; Mobility Projects (Multimodal Improvements)</b>		
4	<b>Street Address</b>	Poipu Road		
5	<b>Tax Map Key/s</b>			
6	<b>Land Area (acres)</b>			
7	<b>Zoning</b>			
8	<b>Fee Owner</b>	County of Kauai		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Poipu Road from Koloa Road to Keleka Road Primarily a two-lane road with some sidewalks in Koloa Town and Poipu resort area, and many areas of unimproved shoulder.		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Based on a community design charrette hosted by the County in 2013, the County is currently in planning and engineering for Poipu Road to provide sidewalks, bicycle facilities, and traffic calming features in Koloa Town and Poipu. These improvements will better link Koae Workforce Housing to transit, Koloa Elementary School, Koloa Town, and Poipu, a center of employment.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Some right of way acquisition may be needed.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		2018-2019	2018-2019	2020-2021
15	<b>Project Status</b>	Plan/Design. Final design underway; seeking additional \$3.3M in federal funds; RAISE grant award decision pending.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		Phase 1 (Poipu resort area) estimated at \$5 million; Phase 2 (Koloa Town) estimated at \$4 million.		
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		State Transportation Improvement Program (STIP)		
19	<b>Contact Person</b> (Name, Email Address)	Jodi Higuchi Sayegusa, <a href="mailto:jhiguchi@kauai.gov">jhiguchi@kauai.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## POIPU ROAD MULTIMODAL IMPROVEMENTS

Based on a community design charrette hosted by the County in 2013, the County is currently designing improvements to Poipu Road through Koloa Town and in the resort district of Poipu to provide sidewalks, bicycle facilities, and traffic calming features in Koloa Town and Poipu. Koae Workforce Housing will be constructed on Poipu Road, and the improvements will make it safer for residents to walk or bike to Koloa Elementary School and Koloa Town, as well as to potential employment centers at the resorts in Poipu.



# AGENCY TOD

## Project Fact Sheet

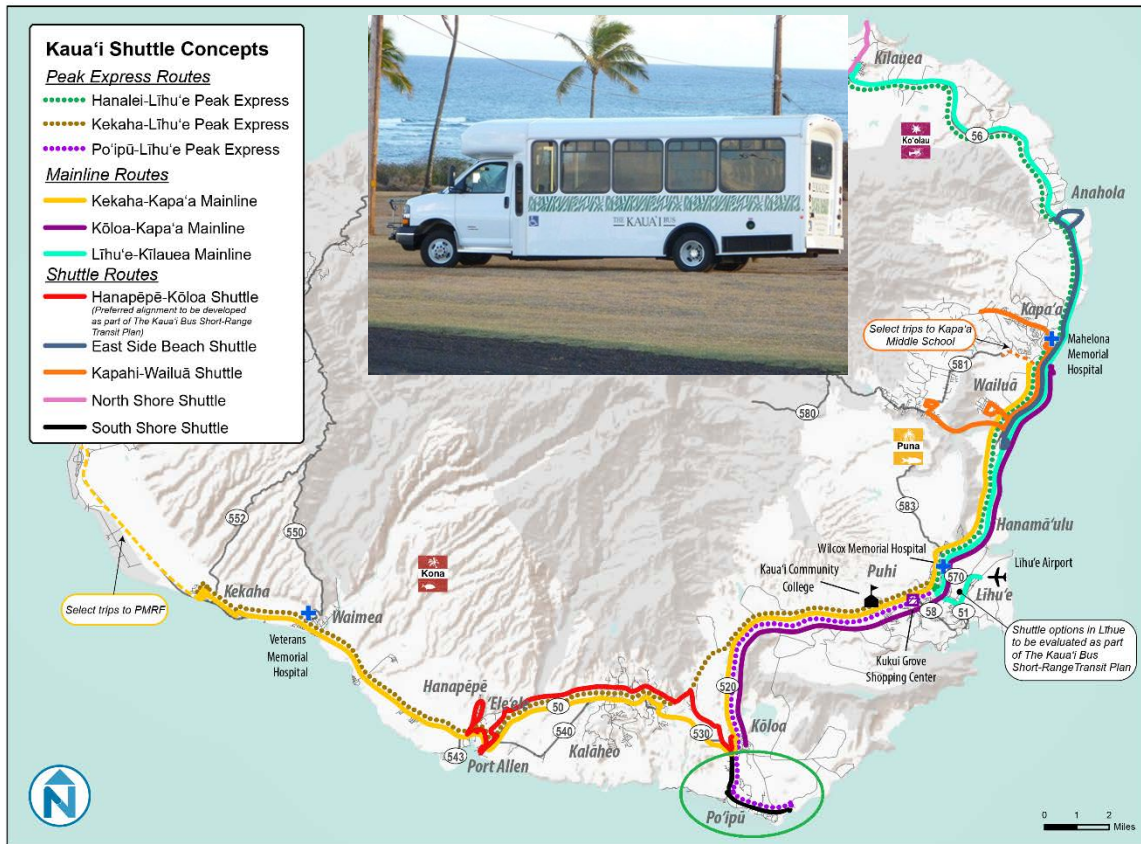
K-11

1	Agency	County of Kauai						
2	Transit Station/Bus Stop	South Shore Shuttle						
3	Project Name	South Shore Shuttle						
4	Street Address	Maluhia Road, Koloa Road, and Poipu Road						
5	Tax Map Key/s							
6	Land Area (acres)							
7	Zoning							
8	Fee Owner	County of Kauai						
9	Lessee/s							
10	Current Uses	There is existing transit service with the Koloa Shuttle from Kalaheo through Koloa to Poipu.						
11	Encumbrances (if any)							
12	Project Description	Based on the recently approved Short Range Transit Plan (SRTP), the existing Koloa Shuttle is proposed to be reorganized as the South Shore Shuttle, serving Koloa and Poipu, and linking to mainline service.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)							
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td colspan="3">To be determined, pending funding</td> </tr> </table>	Planning	Design	Construction	To be determined, pending funding		
Planning	Design	Construction						
To be determined, pending funding								
15	Project Status	Included in Poipu Rd Safety Project, ongoing consultation with Poipu Rd Project team to confirm inclusion of strategically located, accessible, ADA-compliant bus stops with passenger shelters. Implementation/operational budget to be defined by end of Mar 2022.						
16	Consultant/ Contractor/Developer							
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> </table>	Planning	Design	Construction			
Planning	Design	Construction						
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	<table border="1"> <tr> <td>Planning</td> <td>Design</td> <td>Construction</td> </tr> <tr> <td colspan="3">Potential funding sources are the GET, creation of a Business Improvement District (BID), and State funding to address impact of visitors on Kauai.</td> </tr> </table>	Planning	Design	Construction	Potential funding sources are the GET, creation of a Business Improvement District (BID), and State funding to address impact of visitors on Kauai.		
Planning	Design	Construction						
Potential funding sources are the GET, creation of a Business Improvement District (BID), and State funding to address impact of visitors on Kauai.								
19	Contact Person (Name, Email Address)	Celia Mahikoa, <a href="mailto:cmahikoa@kauai.gov">cmahikoa@kauai.gov</a> Jodi Higuchi Sayegusa, <a href="mailto:jhiguchi@kauai.gov">jhiguchi@kauai.gov</a>						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:							



# SOUTH SHORE SHUTTLE

As a part of the recently completed Short Range Transit Plan, the County identified new and reconfigured local shuttles that can better connect to mainline service to provide shuttles within resort areas for visitors, and shuttles for employees working at the resorts. The proposed South Shore Shuttle will run along Poipu Road between Koloa and Poipu, linking residents of Koae Workforce Housing to jobs in Poipu, Lihue, and other parts of the island.



<http://www.kauai.gov/Government/Departments-Agencies/Transportation-Agency/Bus-Ride-Photos>

# AGENCY TOD

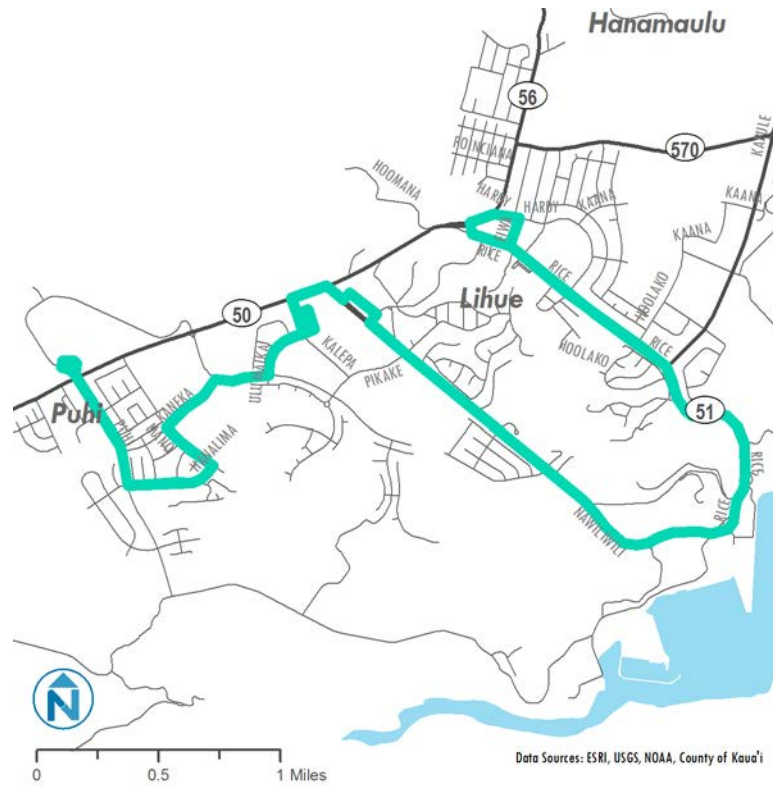
## Project Fact Sheet

K-12

1	<b>Agency</b>	County of Kauai
2	<b>Transit Station/Bus Stop</b>	Puhi Shuttle
3	<b>Project Name</b>	<b>Puhi Shuttle</b>
4	<b>Street Address</b>	Various roads in Lihue and Puhi
5	<b>Tax Map Key/s</b>	
6	<b>Land Area (acres)</b>	
7	<b>Zoning</b>	
8	<b>Fee Owner</b>	County of Kauai
9	<b>Lessee/s</b>	
10	<b>Current Uses</b>	The existing Lihue Shuttle serves portions of the proposed route.
11	<b>Encumbrances (if any)</b>	
12	<b>Project Description</b>	Based on the recently approved Short Range Transit Plan (SRTP), the Lihue Shuttle would be reconfigured, and a new Puhi Shuttle is proposed, which would serve Pua Loke Housing. .
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	
14	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		To be determined, pending funding
15	<b>Project Status</b>	Review of existing & proposed bus stop locations being conducted to confirm accessibility & ADA-compliance at proposed bus stop locations; service to start in 2023.
16	<b>Consultant/ Contractor/Developer</b>	
17	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning                      Design                      Construction
18	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		Potential funding sources are the GET and General Fund
19	<b>Contact Person</b> (Name, Email Address)	Celia Mahikoa, <a href="mailto:cmahikoa@kauai.gov">cmahikoa@kauai.gov</a>
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	

## PUHI SHUTTLE

In re-evaluating shuttle service in the Lihue/Puhi area, the Short Range Transit Plan proposes a new Puhi Shuttle, with stops on Kukui Grove Street to serve Pua Loke Affordable Housing. The shuttle will also connect to mainline service.



# AGENCY TOD/TRD Project Fact Sheet

K-13

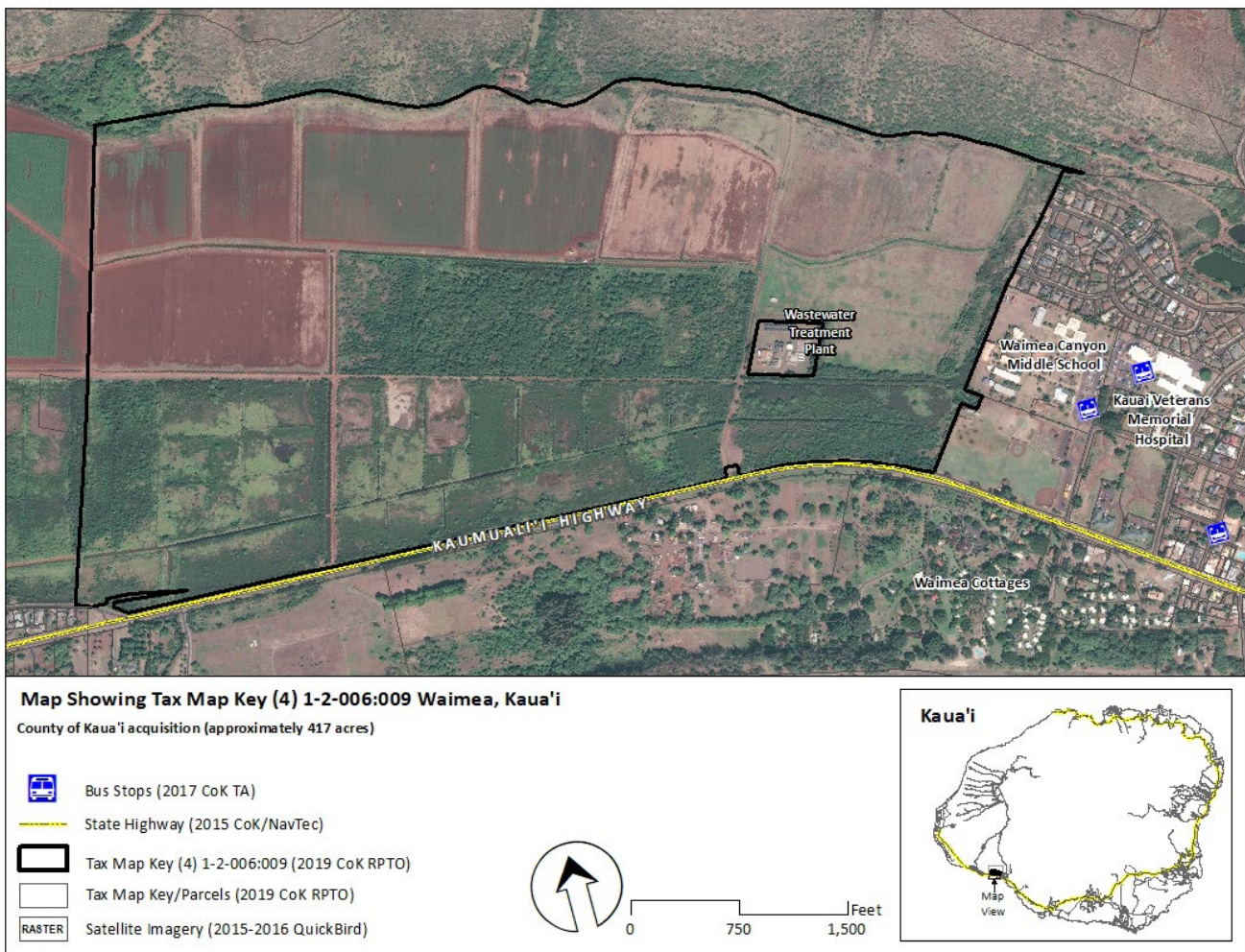
1	<b>Agency</b>	County of Kaua‘i, Planning Department		
2	<b>Transit Station/Bus Stop</b>	Bus stops on the Kekaha-Līhu‘e main line in Waimea		
3	<b>Project Name</b>	<b>Waimea 400 (fka Waimea Lands Master Plan)</b>		
4	<b>Street Address</b>			
5	<b>Tax Map Key/s</b>	(4) 1-2-006: 009		
6	<b>Land Area (acres)</b>	417 acres		
7	<b>Zoning</b>	Agriculture		
8	<b>Fee Owner</b>	County of Kaua‘i		
9	<b>Lessee/s</b>	Hartung Brothers and Maui Kupono Builders LLC (portions)		
10	<b>Current Uses</b>	Agriculture and Asphalt Base Yard		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Site master plan will include site design and costs for proposed housing, future managed retreat area, along with recreational and community facilities. The site may also serve as a climate change and coastal hazards resiliency hub for the West Kaua‘i community. A shared use path may be included that connects the towns of Waimea and Kekaha.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	There is currently limited infrastructure for development. The property is currently zoned Agriculture.		
14	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		2020-2021	TBD	TBD
	<b>Project Status</b>	<b>Conceptual master plan COMPLETED.</b>		
16	<b>Consultant/ Contractor/Developer</b>	PBR HAWAII assisted the County Planning Department with the initial master plan phases. Other master plan studies, such as traffic and environmental analyses are to be determined.		
17	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		500,000		
18	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		TBD		
19	<b>Contact Person</b> (Name, Email Address)	Leanora Kaiakamalie, <a href="mailto:lkaiakamalie@kauai.gov">lkaiakamalie@kauai.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	See attached map.  <a href="https://www.waimea400.com/">https://www.waimea400.com/</a>		





# WAIMEA LANDS MASTER PLAN

The County of Kaua'i Planning Department is undergoing a master plan process for 417 acres of land on the west side of Kaua'i. The site was recently acquired by the County of Kaua'i and is currently zoned Agriculture. Uses under consideration for the master plan include agriculture, housing, parks and recreational facilities, and a shared use path between Waimea and Kekaha. Housing and other facilities can be linked to the existing Kekaha-Lihu'e mainline bus route. The site is ideally situated to serve as a resiliency hub for the west side, and a portion of the site may be reserved to transfer development through managed relocation from areas that are currently developed but susceptible to the impacts of sea level rise. The timeframes, scale, and scope of development are currently unknown and will be determined through the master plan. TOD concepts will be considered and incorporated where appropriate as a part of the master plan.



# AGENCY TOD Project Fact Sheet

H-01

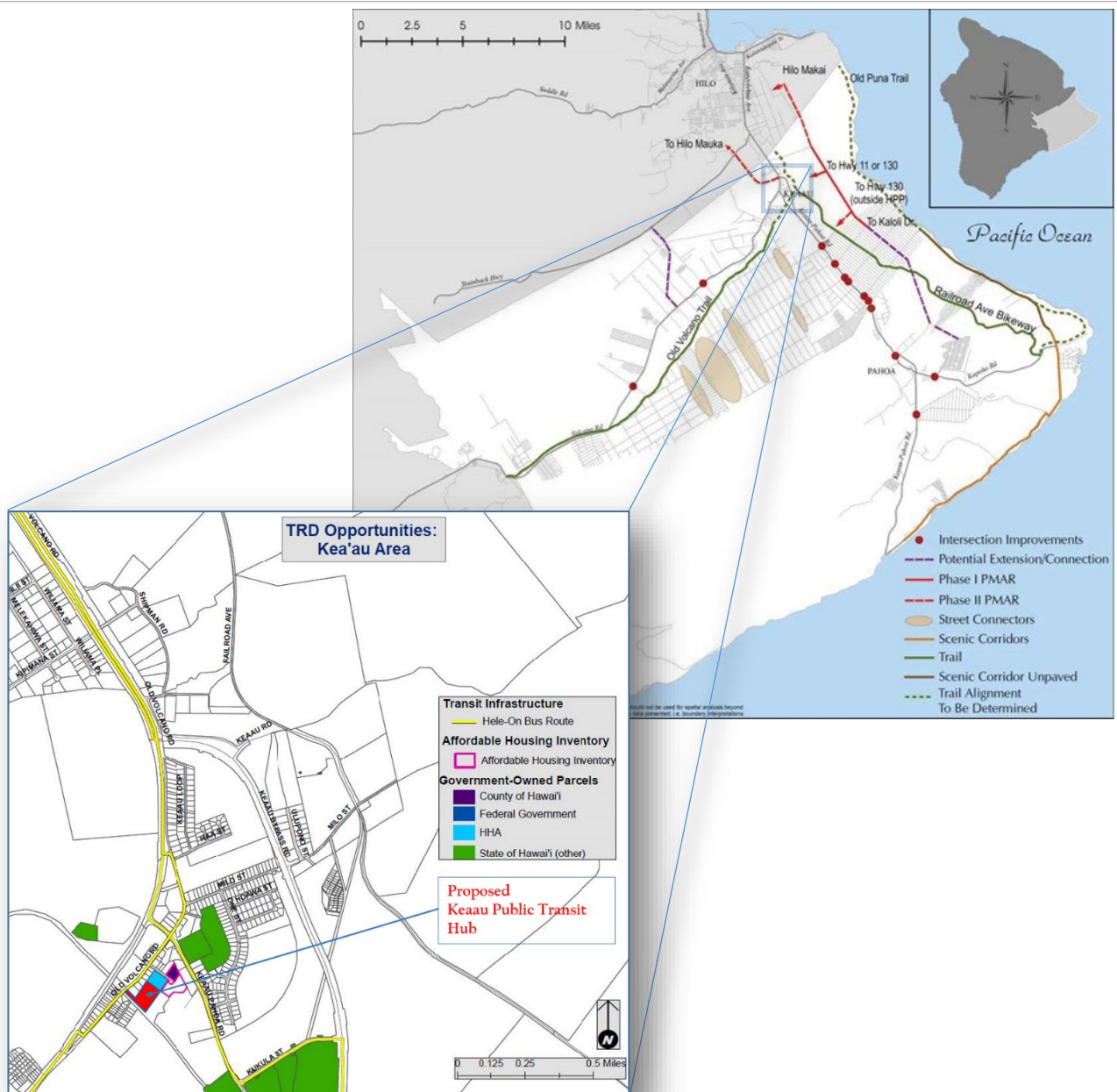
1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Keaau Main Transit Station		
3	Project Name	<b>Keaau Public Transit Hub</b>		
4	Street Address	16-609 Old Volcano Road, Keaau, HI 96749		
5	Tax Map Key/s	(3) 1-6-143: 042 – Transit Hub		
6	Land Area (acres)	3.624 acres – Transit Hub		
7	Zoning	County zoning: RS-15; State Land Use: Urban		
8	Fee Owner	W.H. Shipman Ltd		
9	Lessee/s			
10	Current Uses	Vacant, Propane Sales		
11	Encumbrances (if any)			
12	Project Description	Keaau Town one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna, is ideal for locating a major transit hub. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Keaau as a Regional Town Center that should contain commercial and public services that serve regional needs.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Puna is an area almost the size of Oahu with very little infrastructure. Parcels are often located on substandard private roadways with minimal connectivity and multimodal options. Having one of the lowest per-capita income levels along with being one of the fastest growing areas in the State requires unique strategies to create options for this disadvantaged community. Investment to improve and enhance the current and proposed URBAN cores is necessary to provide community services closer to large subdivisions and population base.		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
15	Project Status	Pre-Planning. Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by \$3M COH GET.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		200,000	400,000	2,500,000 Major Transit Hub
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	John Andoh, <a href="mailto:john.andoh@hawaiicounty.gov">john.andoh@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	Puna Community Development Plan		



## KEAAU PUBLIC TRANSIT HUB

To facilitate TOD, the Puna Community Development Plan has identified the need to establish Keaau as a major Public Transit Hub. Converting to a “hub-and-spoke” system, would greatly improve the efficiency of the public transit system. Large Hele-On coaches would operate frequent runs on a shorter route between Hilo and the transit “hub” at Keaau. Paratransit vans, including those operated by social service agencies, would pick-up passengers who have called in from outlying areas to be brought to the transit hub. Park-and-ride lots would be available at the transit hub site.

Keaau Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna and is ideal for locating a major transit hub. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community and commercial interests. An in-town location would need to be acquired for the Keaau Transit Station and park and ride lot.



# AGENCY TOD Project Fact Sheet

H-02

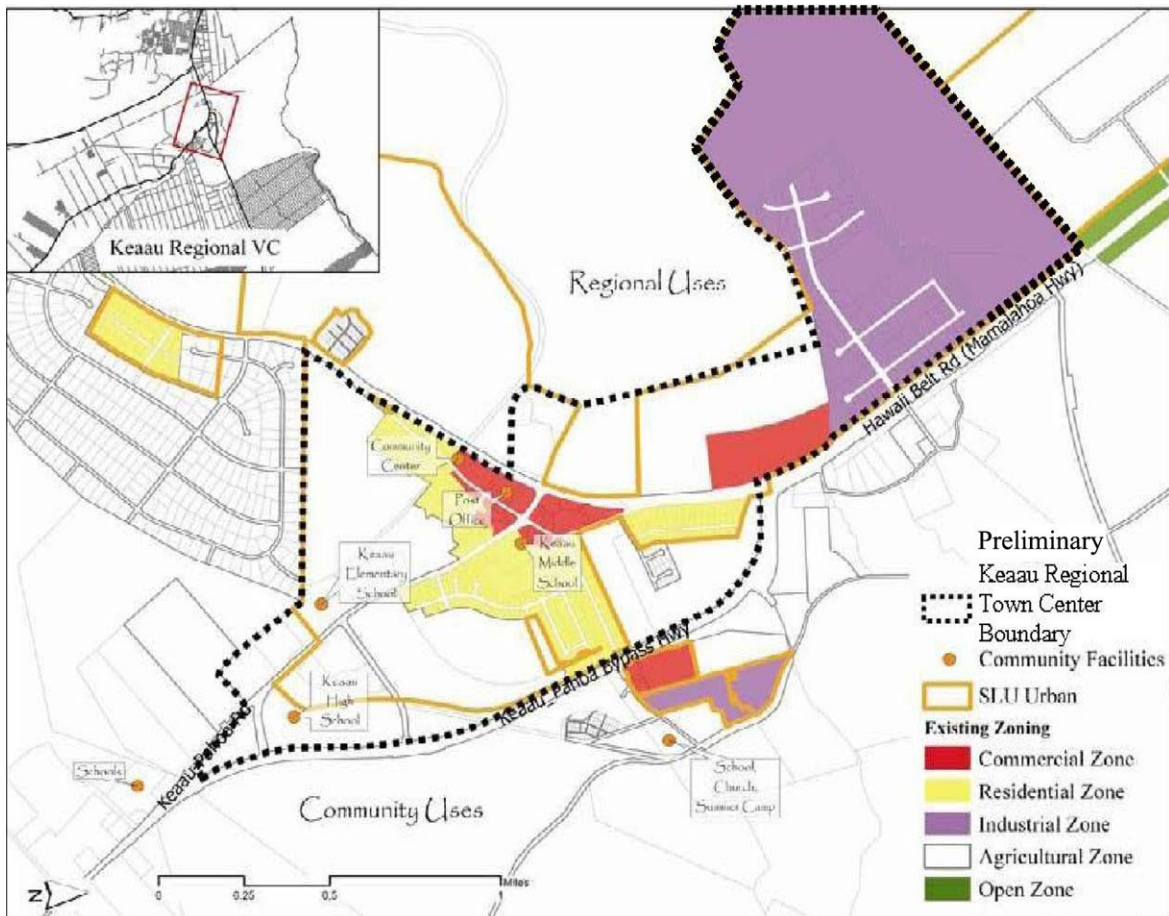
1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Keaau		
3	Project Name	<b>Keaau Public Wastewater System</b>		
4	Street Address	District of Puna, County of Hawaii		
5	Tax Map Key/s	TBD – WW Facilities		
6	Land Area (acres)	TBD – WW Facilities		
7	Zoning	County zoning: RS-15; State Land Use: Urban		
8	Fee Owner	W.H. Shipman Ltd		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)			
12	Project Description	Keaau Town, one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna, needs a public wastewater system. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Keaau as a Regional Town Center that should contain commercial and public services that serve regional needs.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Puna is an area almost the size of Oahu with very little infrastructure. Investments are needed to improve and enhance the current and proposed URBAN cores. Keaau lacks infrastructure, specifically wastewater facilities critical to development of mixed-use commercial cores where TOD centers are preferred. Investment in sewer facilities can assist in development of this TOD and provide opportunity for increased density or commercial development. Wastewater improvements that would benefit W.H. Shipman may facilitate acquisition of land for a transit hub and/or affordable housing close to transportation, goods, and services. Individual wastewater systems, such as cesspools and septic systems, pollute the public's surface waters and groundwater, and pose a threat to public health and safety.		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
15	Project Status	Pre-Planning. Received US EDA grant for Puna Region; RFP process begun for preparation of programmatic EIS of feasibility & site analysis for various locations in Puna District, including Keaau. Will require additional funds for final EIS, design & construction.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	April Surprenant, <a href="mailto:April.Surprenant@hawaiicounty.gov">April.Surprenant@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Puna Community Development Plan		



## KEAAU PUBLIC WASTEWATER SYSTEM

The District of Puna is an area almost the size of Oahu with very little infrastructure but with the fastest rate of population growth in the State. Like most of Puna, Keaau lacks infrastructure, specifically wastewater facilities, which is critical in order for future growth to be directed into mixed-use commercial cores. Investment to improve and enhance the current and proposed rural village cores is essential.

Keaau Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna. The Puna Community Development Plan designates Keaau as a Regional Town Center where commercial and public services need to be directed in order to serve the District's needs. In the District of Puna, all wastewater is currently addressed by individual wastewater systems, such as cesspools and newer septic systems, which pose a threat to public health and safety, pollute the public's groundwater as well as the ocean. At the current rate of growth that the region is experiencing, a modern wastewater treatment system is a High Priority. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. Leveraging wastewater infrastructure improvements that would benefit W.H. Shipman could be the "trade" needed for Shipman to donate the necessary land for the development of a wastewater treatment system.



# AGENCY TOD Project Fact Sheet

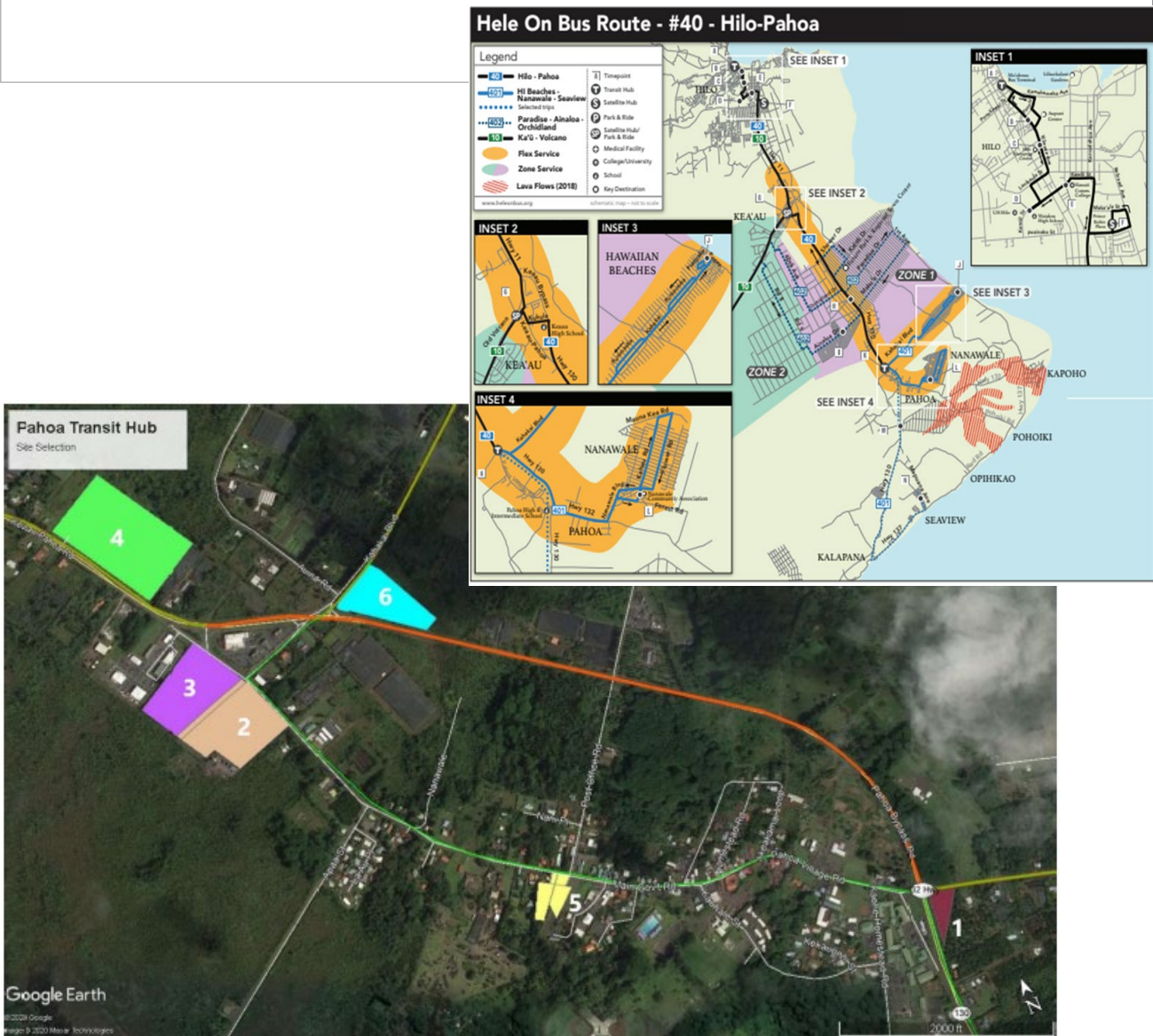
H-13

1	<b>Agency</b>	County of Hawaii Mass Transit Agency		
2	<b>Transit Station/Bus Stop</b>	Pāhoa Transit Hub for Proposed Routes 40, 401, 402 & 403		
3	<b>Project Name</b>	<b>Pāhoa Transit Hub Planning &amp; Design</b>		
4	<b>Street Address</b>	Within Pāhoa Town, Puna District; tax map key to be determined		
5	<b>Tax Map Key/s</b>	#-#-###: ### See next page		
		#-#-###: ###		
		#-#-###: ###		
6	<b>Land Area (acres)</b>	TBD—recommendation 2-9 acres		
7	<b>Zoning</b>	TBD		
8	<b>Fee Owner</b>	TBD		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Vacant land		
11	<b>Encumbrances (if any)</b>	TBD		
12	<b>Summary Project Description</b>	The County of Hawaii seeks to build a Mass Transit Bus Hub in the regional town center of Pāhoa, located in the district of Puna. The hub will serve the lower Puna Region and will shift bus operations to a hub and spoke model.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Six sites are being discussed, all with different opportunities and constraints ranging from size, proximity to services, and infrastructure improvements that including roadway widening.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		2022 EA	2022	2023
15	<b>Project Status</b>	Completed initial site review& concept, need to refine site selection, conduct design & environmental assessment		
16	<b>Consultant/ Contractor/Developer</b>	TBD—in procurement for EA		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		\$200,000	\$250,000	TBD
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		GET, FTA, State	GET, State	GET
19	<b>Contact Person</b> (Name, Email Address)	John Andoh, Interim Mass Transit Administrator, <a href="mailto:john.andoh@hawaiicounty.gov">john.andoh@hawaiicounty.gov</a>		
20	<b>Attachments / Links</b>	link to webpage:	Transit and Multi-Modal Transportation Plan <a href="http://heleonmasterplan.com/wp-content/uploads/2018/08/180813-FINAL-FULL-REPORT-reduced.pdf">http://heleonmasterplan.com/wp-content/uploads/2018/08/180813-FINAL-FULL-REPORT-reduced.pdf</a>	
		link to webpage:	Puna CDP <a href="https://www.hawaiicountycdp.info/puna-cdp/draft-plan-recommendations/1%20%20Puna%20CDP%20amended%20Nov-2011.pdf/view">https://www.hawaiicountycdp.info/puna-cdp/draft-plan-recommendations/1%20%20Puna%20CDP%20amended%20Nov-2011.pdf/view</a>	

# PAHOA TRANSIT HUB

The Pāhoā Transit Hub Project (the “Project”) in the district of Puna will be the first in the County of Hawaii’s Mass Transit and Multi-Modal Transportation Plan to be built. The Puna Community Development Plan recognizes Pāhoā as a regional town center. The northern portion of Pāhoā straddling Highway 130 before Kahakai Blvd is intended for regional uses. Police, fire, a medical urgent care facility, and retail shops are located in this northern area. The southern area straddling Pahoā Village Road from ‘Apa’a Street to Pahoā Bypass Road is primarily intended for residents of the Pāhoā community. This area also includes some regional facilities, such as the post office, a 50-acre regional park, and the intermediate and high school.

The project will be one of two bus hubs in the Puna district. Construction of the Pāhoā hub will transition the bus route operations in lower Puna to a hub and spoke model and add shorter circulation routes to neighboring communities, such as Nanawale, Hawaiian Beaches, and Kalapana. The longer distance Route #40 will operate with larger buses and fewer stops directly from Pāhoā to Hilo. The County of Hawai‘i’s Mass Transit Agency is currently in the planning stages of the Project. After several community meetings, six potential Pāhoā Hub Sites have been identified each with their own merit. The County will begin an Environmental Assessment (EA) and alternative analysis to select a location. The procurement for a consultant to prepare the EA is underway.



# AGENCY TOD Project Fact Sheet

H-03

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Prince Kuhio Plaza Transit Hub (existing & proposed) & Park/Ride Facility (proposed)		
3	Project Name	<b>Prince Kuhio Plaza Affordable Housing</b>		
4	Street Address	Oluohu Street, Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-2-047: 069		
6	Land Area (acres)	7.326 acres		
7	Zoning	County zoning: ML-20; State Land Use: Urban		
8	Fee Owner	State of Hawaii Department of Hawaiian Home Lands		
9	Lessee/s	HO Retail Properties 1 Ltd.		
10	Current Uses	Parking lot		
11	Encumbrances (if any)	State of Hawaii Department of Hawaiian Home Lands, Lease by HO Retail Properties 1 Ltd.		
12	Project Description	<p><b>Prince Kuhio Plaza Affordable Housing.</b> Prince Kuhio Plaza Affordable Housing is to be located on vacant 12.774 acres parcel with TMK (3) 2-2-047:075, and will address the need for affordable housing for low income families, and will consist of 80 to 100 dwelling units for low income families, at a projected cost of \$40 million.</p> <p>The close distance that the Prince Kuhio Plaza Affordable Housing will have to the nearby Prince Kuhio Plaza shopping mall, which is a centrally located large commercial district and employment node, and to the new Transit Hub and Park/Ride Facility, will enhance the viability of this housing project by creating shopping and work opportunities, using transportation modes other than automobiles, and will be an excellent example of TOD development.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	<p>TMK: (3) 2-2-047: 069</p> <p>These sites are under the jurisdiction of Department of Hawaiian Home Lands Sites will need infrastructure upgrades– for Sewer and Water systems This site is and is currently being leased.</p>		
14	Development Schedule	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	Prince Kuhio Plaza Affordable Housing – Planning Stage only		
15	Project Status	Pre-Planning - Prince Kuhio Plaza Affordable Housing – Planning Stage only		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s	Planning	Design	Construction
	Ctrl + Tab to enter under headings >\$	Prince Kuhio Plaza Affordable Housing		40,000,000
18	Funding Source/s	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	County	State	State
19	Contact Person (Name, Email Address)	Susan Kunz, <a href="mailto:susan.kunz@hawaiicounty.gov">susan.kunz@hawaiicounty.gov</a> ; April Surprenant, <a href="mailto:April.Surprenant@hawaiicounty.gov">April.Surprenant@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			





## PRINCE KUHIO PLAZA AFFORDABLE HOUSING

The Prince Kuhio Plaza Affordable Housing, is proposed to be located on Ohuohu St near the existing Transit Hub, on a parcel owned by the Department of Hawaiian Home Lands. The Prince Kuhio Housing will occupy a portion of the 7.326 acres parcel, together with a relocated Transit Hub, and a new Park/Ride Facility. A relocated Transit Hub and the Park and Ride facility will be located within about a 3.0-acre portion of a 7.3-acre site, with the remaining 4.3 acres set aside for the Prince Kuhio Plaza Affordable Housing project. The DHHL land is vacant and now being used as a parking lot, is located across Prince Kuhio Mall, and accessed thru Ohuohu St. The project will consist of 80 to 100 dwelling units for low income families.

The close distance that the Prince Kuhio Plaza Affordable Housing will have to the nearby Prince Kuhio Plaza shopping mall, which is a centrally located large commercial district and employment node, and to the new Transit Hub and Park/Ride Facility, will enhance the viability of this housing projects by creating shopping and work opportunities, using transportation modes other than automobiles, and will be an excellent example of TOD development. The site will need infrastructure upgrades for sewer and water systems.



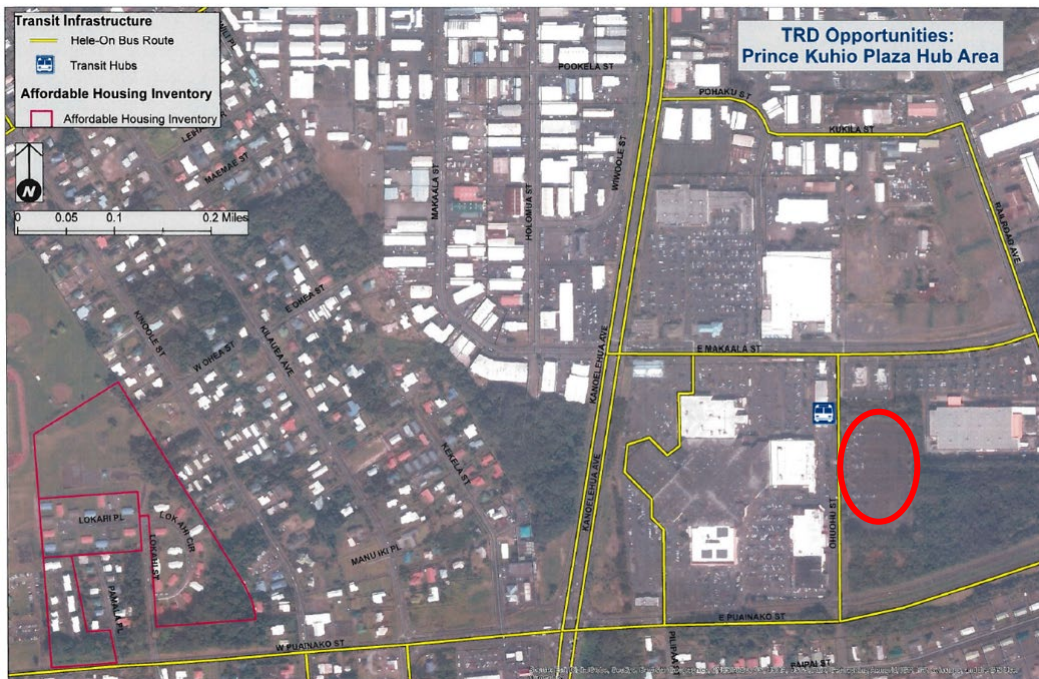
# AGENCY TOD Project Fact Sheet

H-04

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Prince Kuhio Plaza Public Transit Hub & Park/Ride Facility at Ohuohu St.		
3	Project Name	<b>Prince Kuhio Plaza Public Transit Hub</b>		
4	Street Address	Ohuohu Street, Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-2-047: 069		
6	Land Area (acres)	7.326 acres		
7	Zoning	County zoning: ML-20; State Land Use: Urban		
8	Fee Owner	State of Hawaii Department of Hawaiian Home Lands, Lease by HO Retail Properties 1 Ltd.		
9	Lessee/s	HO Retail Properties 1 Ltd.		
10	Current Uses	Parking Lot		
11	Encumbrances (if any)	State of Hawaii Department of Hawaiian Home Lands		
12	Project Description	2 acres for Transit Hub, together with Park and Ride Facility. Transit hub for local lines and cross island line. Transit Hub and the proposed park and ride facility will be centrally located in a large commercial district and employment node. It is close to residential areas including affordable housing developments. It is located near to Highway 11 which is the direct route to the Puna District which is growing exponentially. It is also located near Puainako Street which is the direct link to the Daniel Inouye Highway and West Hawaii.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	This site is under the jurisdiction of Department of Hawaiian Home Lands and is currently being leased.		
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		200,000	400,000	2,500,000
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	John Andoh, <a href="mailto:john.andoh@hawaiicounty.gov">john.andoh@hawaiicounty.gov</a> ; April Surprenant, <a href="mailto:April.Surprenant@hawaiicounty.gov">April.Surprenant@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## PRINCE KUHIO PLAZA PUBLIC TRANSIT HUB

The Prince Kuhio Plaza Transit Hub and the Park and Ride facility is to be located within 3.0-acre portion of a 7.3-acre site on Ohuahu St., located on vacant DHHL land now being used as a parking lot, located across Prince Kuhio Mall. Transit Hub and the proposed park and ride facility will be centrally located in a large commercial district and employment node. It is close to residential areas including affordable housing developments. It is located near to Highway 11 which is the direct route to the Puna District which is growing exponentially. It is also located near Puainako Street which is the direct link to the Daniel Inouye Highway and West Hawaii. The site will need accommodate at least six buses and passenger pick up areas, a parking lot to accommodate at least 125 cars, and include an open shelter and toilet facilities. The proposed Prince Kuhio Plaza Transit Hub and Park and Ride Facility will include bus and passenger vehicle access improvements, passenger shelter and benches, restrooms, and a Park & Ride facility area.



# AGENCY TOD Project Fact Sheet

H-05

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	University of Hawaii Hilo Transit Hub (about ½ mile away on W. Kawili St.)		
3	Project Name	<b>Ka Hui Na Koa O Kawili Affordable Housing</b>		
4	Street Address	W. Kawili St. and Kapiolani St., Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-4-057: 029, 030, 001		
6	Land Area (acres)	TMK: (3) 2-4-057: 029–0.821 acres; (3) 2-4-057: 030–5.615 acres; (3) 2-4-057: 001–0.106 acres		
7	Zoning	County zoning: Parcels 029, 030 – Multi-Family Residential RM-1; Parcel 001 – Single Family Residential RS-1; Intervening – Ululani Street Ext – Multi-Family Residential RM-1 (not part of project) State Land Use: Parcels 029, 030, and 001, and Ululani St. Ext.: Urban		
8	Fee Owner	State of Hawaii		
9	Lessee/s	Governors Executive Order, Set Aside to County of Hawaii		
10	Current Uses	Vacant – Trees/Shrubs		
11	Encumbrances (if any)	Governor’s Exec. Order no. 4014, setting aside 5.615 acres (parcel 30), and Governor’s Executive Order no. 4108, setting aside 0.821 acres (parcel 29) to the County of Hawaii for Combined Veterans Center, Veterans Housing and Other related purposes. The EO was Revised for “combined veterans center, and affordable senior housing with preference to veterans and spouses purposes.” A 30-foot wide abandoned railroad right of way identified by TMK (3) 2-4-057:001, and comprised of 0.106 acres to be used as off-site parking. Ululani St. Extension identified by TMK (3) 2-4-057:031, comprising 41,412 sq. ft., separates Parcel 29 and 30.		
12	Project Description	<p>The project will address the need for affordable housing for veterans and seniors. The project will consist of 96 to 110 independent dwelling units, made up of a mix of one and two-bedroom units. The facility will also include a community center with space for social services, management offices, and a laundry facility.</p> <p>The project is close to the University of Hawaii at Hilo Transit Hub, which is a centrally located and next to the University of Hawaii at Hilo complex. This will enhance the viability of the project by enabling transportation and work opportunities and promoting transportation modes other than automobiles. The developer, EAH Housing Incorporated, have recently obtained a renewable lease for the property, and is in the process of securing long-term financing, with HHFDC. This project, which will include the addition of office space for social services is an excellent example of how a mix of housing and supporting social services can be an asset in support of TOD development.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Site will need infrastructure upgrades – for Sewer and Water systems		
14	Development Schedule	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	Construction		
15	Project Status	Project funded; Affordable Housing Agreement completed; construction to begin in 2022; scheduled completion 2023.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s	Planning	Design	Construction
	Ctrl + Tab to enter under headings >\$	Construction Cost		25 to 30 Million
18	Funding Source/s	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	County	State	State
19	Contact Person (Name, Email Address)	Susan Kunz, <a href="mailto:susan.kunz@hawaiicounty.gov">susan.kunz@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports			

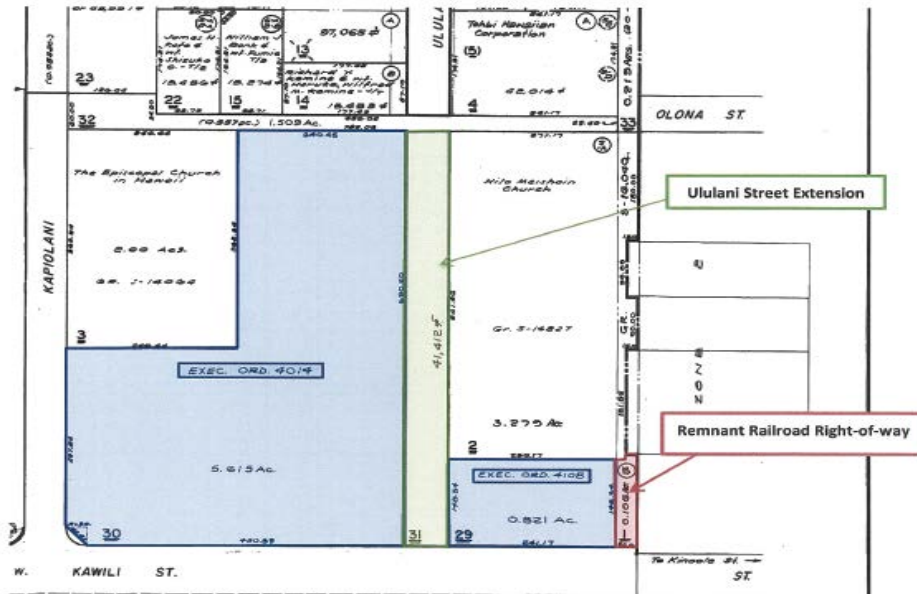


# KA HUI NA KOA O KAWILI AFFORDABLE HOUSING

The Ka Hui Na Koa O Kawili Housing, is proposed on W. Kawili Street and Kapiolani St, about 1/2 mile away from the UH – Hilo Campus Transit Hub. The parcel is owned by the State of Hawaii and set aside for use by the County of Hawaii by Governor’s Executive Order for a combined veteran’s center and affordable senior housing with preference to veterans and their spouses. The Ka Hui Na Koa O Kawili Housing will occupy three parcels on about 6.5 acres.

This project will address the need for affordable housing for veterans and seniors. The project will consist of 96 to 110 independent dwelling units, made up of a mix of one and two-bedroom units. The facility will also include a community center that will provide space for social services, management offices, and a laundry facility. The site is vacant, and will require major sewer and water system upgrades. This project will be an excellent example of how a mix of housing and supporting social services can be an asset in support of TOD development.

TMK: (3) 2-4-057:001, 029 & 030



# AGENCY TOD Project Fact Sheet

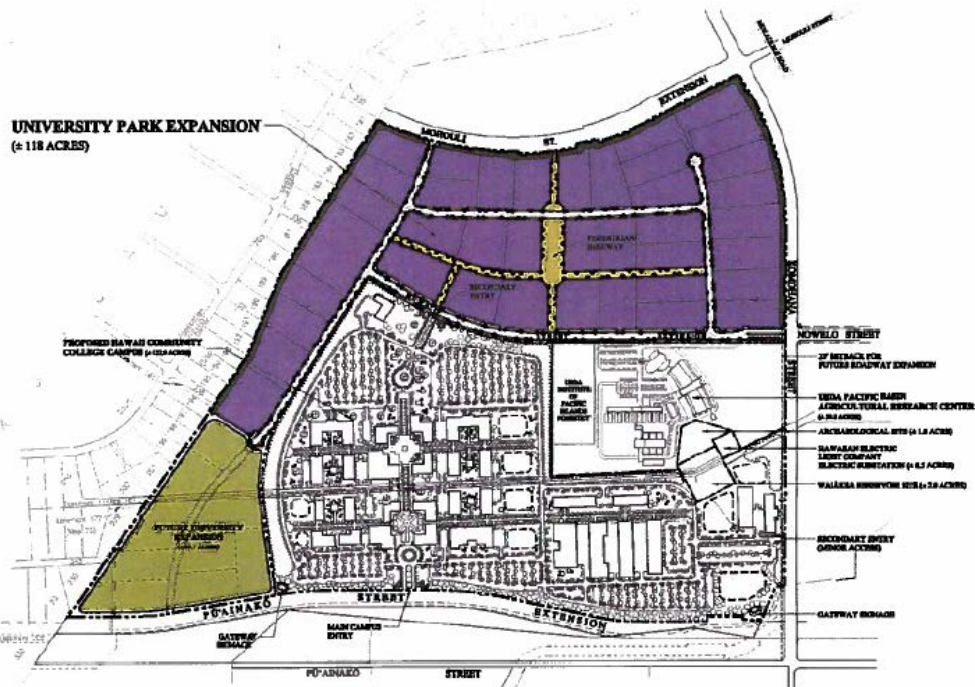
H-o6

1	<b>Agency</b>	University of Hawaii at Hilo/UH Hawaii Community College		
2	<b>Transit Station/Bus Stop</b>	Currently, there are no Transit Stations or bus stops		
3	<b>Project Name</b>	<b>University Park Expansion/proposed Hawaii CC Komohana Campus</b>		
4	<b>Street Address</b>	Parcel is bordered by Mohouli Street Extension to the north, Komohana Street to the east, the Puainako Street Extension to the south and the Sunrise Subdivisions to the west. (See Figure 1, 3, & 7)		
5	<b>Tax Map Key/s</b>	(3) 2-4-001: 122 (Figure 2)		
6	<b>Land Area (acres)</b>	267.00 acres		
7	<b>Zoning</b>	State Land Use: Agricultural District; General Plan LUPAG Map: University Use & Urban Expansion; County Zoning: A-1a; property is outside of the SMA (Figure 5 & 6)		
8	<b>Fee Owner</b>	State-owned parcel is classified as ceded land by the State of Hawaii Department of Land and Natural Resources.		
9	<b>Lessee/s</b>	University of Hawaii at Hilo		
10	<b>Current Uses</b>	Vacant and covered with thick vegetation.		
11	<b>Encumbrances (if any)</b>	TBD		
12	<b>Project Description</b>	University Park Expansion/proposed Hawaii CC Komohana Campus and other related functions that would enhance the UHH and Hawaii CC (Figure 3). The project is expected to be constructed in nine phases.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Major infrastructure facilities will have to be developed, including access and circulation roadways, pedestrian paths, drainage improvements, distribution lines for potable water, collection lines for wastewater and communication/utility systems.		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD		
15	<b>Project Status</b>	Planning - The project is planned to be developed after the Final EIS is accepted and approved.		
16	<b>Consultant/ Contractor/Developer</b>	TBD		
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		TBD		
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD		
19	<b>Contact Person</b> (Name, Email Address)	Ka lei Rapoza, Interim Vice Chancellor for Administrative Affairs, <a href="mailto:kaleihii@hawaii.edu">kaleihii@hawaii.edu</a> ; Michael Shibata, <a href="mailto:shibatam@hawaii.edu">shibatam@hawaii.edu</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Refer to: UHH Mauka Lands Master Plan Figures 1, 2, 3, 4, 5, 6, & 7 (not attached)		



# UH HILO UNIVERSITY PARK EXPANSION/HCC KOMOHANA CAMPUS

The University of Hawaii at Hilo proposes the University Park Expansion and proposed Hawaii Community College Komohana Campus and other University related functions that would enhance the University of Hawaii at Hilo and Hawaii Community College. The site lies on approximately 267 acres of land north and west of the existing University of Hawaii at Hilo campus. The University Park Expansion will encompass approximately 118 acres and the remainder of the parcel will be used to develop the proposed Hawaii Community College Komohana Campus on 122 acres and other University-related functions on 28 acres.



**Figure 3**  
**PRELIMINARY MASTER PLAN**  
**UH HILO MAUKA LANDS MASTER PLAN**

# AGENCY TOD Project Fact Sheet

H-07

1	<b>Agency</b>	University of Hawaii at Hilo		
2	<b>Transit Station/Bus Stop</b>	Currently, there is a bus stop across Kawili Street at the main entrance at the UHH campus (in front of the University Classroom Building).		
3	<b>Project Name</b>	<b>UH Hilo Commercial/Mixed Use/Student Housing</b>		
4	<b>Street Address</b>	Parcel is bordered by Kawili Street.		
5	<b>Tax Map Key/s</b>	(3) 2-4-001: 005 por		
6	<b>Land Area (acres)</b>	36.00 acres		
7	<b>Zoning</b>	State Land Use Urban District: University Use & Low Density Urban; County Zoning: UNV, University District.		
8	<b>Fee Owner</b>	State-owned parcel		
9	<b>Lessee/s</b>	University of Hawaii at Hilo		
10	<b>Current Uses</b>	Property is partially used for Student Housing (Hale Alahonua Dormitory Building). The rest of the property is vacant and covered with thick vegetation.		
11	<b>Encumbrances (if any)</b>	TBD		
12	<b>Project Description</b>	UH Hilo Commercial/Mixed Use/Student Housing project and other related functions that would enhance the UHH. The project is expected to be constructed in phases.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Electricity, water, communications and sewer are available along Kawili Street. Depending on the uses, the existing water improvements may be required.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>	TBD		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		TBD		
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
19	<b>Contact Person</b> (Name, Email Address)	Ka lei Rapoza, Interim Vice Chancellor for Administrative Affairs, <a href="mailto:kaleihii@hawaii.edu">kaleihii@hawaii.edu</a> ; Michael Shibata, <a href="mailto:shibatam@hawaii.edu">shibatam@hawaii.edu</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	University Village Master Plan (see attached)		





# AGENCY TOD Project Fact Sheet

H-14

<b>1</b>	<b>Agency</b>	Hawaii Public Housing Authority / County of Hawai'i		
<b>2</b>	<b>Transit Station/Bus Stop</b>	Proposed Bus Route 104, Hilo		
<b>3</b>	<b>Project Name</b>	Lanakila Homes/Complete Streets/Multi-Modal Improvements Project		
<b>4</b>	<b>Street Address</b>	60 Holomalia Street, Hilo HI, 96720		
<b>5</b>	<b>Tax Map Key/s</b>	2-4-028:007 #-#-###: ### #-#-###: ###		
<b>6</b>	<b>Land Area (acres)</b>	29.3 Acres		
<b>7</b>	<b>Zoning</b>	RD-3.75 Double-Family Residential District		
<b>8</b>	<b>Fee Owner</b>	Hawaii Public Housing Authority		
<b>9</b>	<b>Lessee/s</b>	N/A		
<b>10</b>	<b>Current Uses</b>	Low-income public housing, 164 housing units currently built out and occupied		
<b>11</b>	<b>Encumbrances (if any)</b>	U.S. Department of Housing and Urban Development Deed of Trust recorded on the property		
<b>12</b>	<b>Summary Project Description</b>	Planning and design for the development of up to 125 low-income and affordable housing units, incorporating County Complete Streets and multi-modal transportation elements in site design and construction		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Address soil contamination onsite with approved remediation plan		
<b>14</b>	<b>Development Schedule</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		2021-2022	2021-2022	2023
<b>15</b>	<b>Project Status</b>	Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; contract to be executed by end of 2021 with project commencing in early 2022; scheduled completion in 2023.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>	TBD		
<b>17</b>	<b>Project Cost Estimate/s</b> <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		\$250,000	\$250,000	\$44,000,000
<b>18</b>	<b>Funding Source/s</b> <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		TBD	TBD	TBD
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Kevin Auger, Redevelopment Officer, HPHA, <a href="mailto:kevin.d.auger@hawaii.gov">kevin.d.auger@hawaii.gov</a>		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage:			

## LANIKILA HOMES/COMPLETE STREETS MULTI-MODAL IMPROVEMENTS

The Lanakila Homes housing project, originally built in 1951, has 164 low-income housing units situated on a site of approximately 29.3 Acres. The proposed redevelopment area consists of two separate sub-areas of the property totaling approximately 8 acres. The property has undergone significant redevelopment in various phases over the last 20 years. Although construction of Phase IIIb officially started in 2014, contaminated soil delayed the project until a remediation plan was finalized. HPHA has a grandfathered right to redevelop 62 low-income public housing units at the site. These units typically serve area residents in the 30 percent Area Median Income (“AMI”) and below. The property has the potential to support added density of up to 60-75 additional affordable, workforce, and/or market rate units. A new master plan must be developed to address new site conditions, including the mitigation of contaminated soils onsite and new streets that will need to be constructed to County of Hawai‘i standards and its Complete Streets Program. The new master plan will examine how additional density on the project site could be used to deliver additional affordable housing units to the community, the appropriate demographic mix of those units, and determine what infrastructure may be required to support them.

As the County of Hawai‘i moves forward with its Complete Streets and a multi-modal transportation system, it is important to create adjacent streetscapes that provides “first and last mile” walking and bicycling opportunities. This can facilitate ease of access to future nearby bus facilities along Moho‘uli and Kino‘ole Streets. Improvements may include sidewalk infill, installation of bike lanes, curb extensions, safe crossings, and potential bus stops. The location of the property creates an exceptional opportunity to reimagine and redesign Kapiolani, Wailoa, and Ululani Streets to enable safe access for pedestrians, bicyclist, motorist, and transit user of all ages and abilities, and can provide the public with a fully integrated multi-modal transportation corridor to best service the community. The planning and design for the housing and Complete Streets and multi-modal transportation elements would be undertaken as a single planning and design project.



# AGENCY TOD Project Fact Sheet

H-o8

1	<b>Agency</b>	County of Hawaii, Department of Planning		
2	<b>Transit Station/Bus Stop</b>	Kailua Village Transit Hub		
3	<b>Project Name</b>	<b>Kailua-Kona Multimodal Transportation Plan</b>		
4	<b>Street Address</b>			
5	<b>Tax Map Key/s</b>			
6	<b>Land Area (acres)</b>	Approx. 200 acres		
7	<b>Zoning</b>	General Commercial, Village Commercial, Residential, Visitor, Light Industrial		
8	<b>Fee Owner</b>	Multiple		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	All uses associated with mixed use village center		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	<p>The plan for a Multimodal Transportation System was adopted as a primary objective within the County’s Kona Community Development Plan. In addition, Kailua Village has been designated as a Transit Oriented Development Regional Center. The plan will identify a 10-year blueprint for improving the Kailua-Kona’s transportation system, with emphasis on Kailua Village, to include specific projects to enhance the performance for each modal element (public transit, vehicular, bicycle, pedestrian, and freight) within Kailua Village, as well as in and out of the Kailua Village, through progressive improvements to the infrastructure and services, and more seamless interconnection of modes. This planning process will be enabled by a robust campaign to collaborate with residents, businesses, property owners, stakeholders, and to interface with existing Programs such as the Kailua Village Improvement District to formulate a practical and forward-looking strategy to preserve and enhance the financial sustainability of Kailua as well as the overall quality of life in Kona.</p>		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	The existing result of the historic lack of transportation planning for the area will be the primary limitation to increasing multimodal connectivity.		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
15	<b>Project Status</b>	Pre-Planning		
16	<b>Consultant/ Contractor/Developer</b>	To be determined.		
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		TBD		
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		TBD		
19	<b>Contact Person</b> (Name, Email Address)	April Surprenant, <a href="mailto:April.Surprenant@hawaiicounty.gov">April.Surprenant@hawaiicounty.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



## KAILUA-KONA MULTIMODAL TRANSPORTATION PLAN

The goal of the Kailua-Kona Multimodal Transportation Master Plan is to design a 15-year blueprint for improving the transportation system. The Plan's recommendations will identify specific projects to enhance the performance of each modal element (public transit, vehicular, bicycle, pedestrian, and freight) within Kailua-Kona, with special emphasis on Kailua Village, through progressive improvements to the infrastructure and services, and more seamless interconnection of modes. This planning process will be informed by a robust campaign to collaborate with residents, businesses, property owners, stakeholders, and to interface with existing programs such as the Kailua Village Improvement District to formulate a practical and forward-looking strategy to preserve and enhance the quality of life in Kona.

The County of Hawaii's Kona Community Development Plan has identified Kailua Village as a TOD Regional Center in recognition of the importance of the Village as the cultural, retail and visitor core of the Kona District on the west side of the island of Hawaii. In addition, the availability of existing infrastructure and potential for infill in the area offers the opportunity to develop new, increased density affordable housing for the resident workforce.

The Kailua-Kona Multimodal Transportation Master Plan lays the foundation for the larger goal to build a more economically sustainable and livable community as part of this historically-rich Kailua Village center. The Multimodal Transportation Master Plan will address key mobility needs to provide better travel options for the residents, visitors and employees and to diversify the way people get around within Kailua-Kona and Kailua Village, reduce congestion, improve connectivity, and expand a variety of enjoyable and healthier transportation choices.

In addition to improving automobile circulation, the multi-modal transportation plan will identify additional opportunities for walking, biking, transit, and other non-vehicular modes of travel. The result needs to be attractive, safe, comfortable, convenient, accessible, and environmentally friendly.

The process to develop the Kailua-Kona Multimodal Master Plan will consider all factors affecting the multimodal transportation network, including pedestrian-oriented amenities along Alii Drive, landscaping, and public parking options within Kailua-Kona and especially the Kailua Village.



# AGENCY TOD Project Fact Sheet

H-09

1	Agency	County of Hawaii Mass Transit Agency		
2	Transit Station/Bus Stop			
3	Project Name	<b>Kona Transit Hub (fka Old Airport Park Transit Station, Makaeo)</b>		
4	Street Address	TBD		
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	Project Description	The County of Hawaii's Mass Transit Agency is seeking an alternate site for a transit hub for interregional and intraregional bus services in central Kona. Currently, Kona's primary transit stop is a pull-off located within the shoulder of Makala Boulevard, accessing Makalapua Shopping Center. No parking for automobiles or buses is provided at the site. No passenger seating or shelter is located on the site.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		TBD		
15	Project Status	Pre-Planning. \$2.44M FTA funds & \$610K in COH GET funds available for site selection, design, land acquisition; site selection process underway, final report in early 2022; will need funding for EA, design, construction; design & construction to start late 2022.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	John Andoh, <a href="mailto:john.andoh@hawaiicounty.gov">john.andoh@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	<a href="https://www.konahub.info/">https://www.konahub.info/</a>		

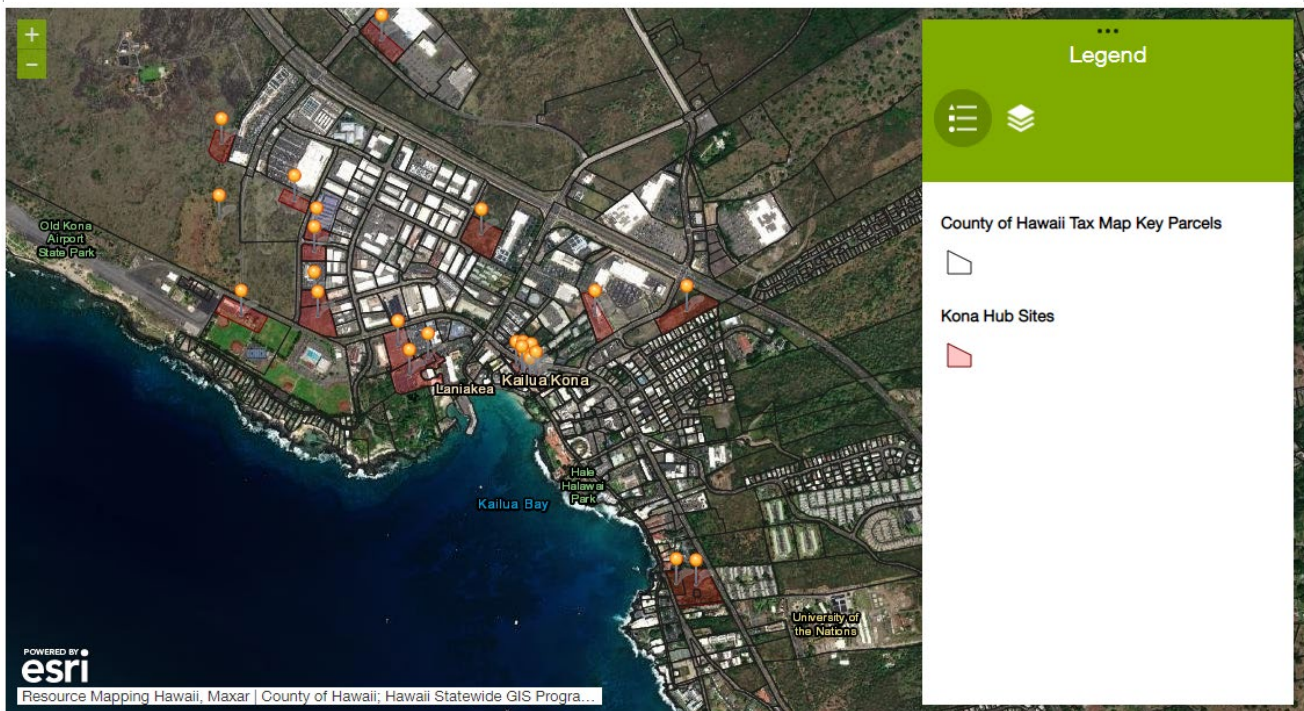


## KONA TRANSIT HUB

The County of Hawai‘i’s Transit and Multi-Modal Transportation Master Plan includes the planning, design, land acquisition, and construction of multiple hubs and transfer point improvements under a transit center development program. Transit hubs and centers are essential to implementing the hub-and-spoke system articulated in the Plan. Costs for these hub improvements will depend on sites selected, land costs, and site conditions. Siting and development of a Kona Transit Hub to support the County Mass Transit Agency’s interregional and intra-regional bus services in central Kona is a high priority for the County.

The transit hubs will include at a minimum passenger shelters, seating, lighting, and trash receptacles. Larger regional hubs in Kona and Pahoa could include public restrooms, bicycle racks or lockers, safe access and connections for pedestrians to neighboring community destinations, drop-off areas and parking, and community functions or services.

Sites being considered for the Kona Transit Hub include those in the image below.



# AGENCY TOD Project Fact Sheet

H-10

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Future Transit Stations/Stops along Ane Keohokalole Hwy Transit Trunk Line between Keahole-Kona Airport and Kailua Village		
3	Project Name	<b>Ulu Wini Housing Improvements</b>		
4	Street Address	on Hina Lani St. near Ane Keohokalole Hwy		
5	Tax Map Key/s	(3) 7-3-009: 005		
6	Land Area (acres)	8.016 acres		
7	Zoning	Agriculture, A-5a		
8	Fee Owner	County of Hawaii		
9	Lessee/s			
10	Current Uses	Existing Housing		
11	Encumbrances (if any)	TBD		
12	Project Description	<p><b>Ulu Wini Housing enhancements.</b> Ulu Wini Housing, located on Hina Lani St., in north Kona, is an affordable housing project for low-income families, consisting of 71 2-bedroom rental units, 23 2-bedroom transitional units, and 2 2-bedroom units for resident managers. This project was completed at a cost of \$24 million. Additional remedial construction work is needed to renovate the shower compartments of 43 bottom floor units to be in compliance with Fair Housing and ADA requirements with an estimated cost of \$650,000, and installation of sidewalks to access storage cabinets to be in compliance with Fair Housing and ADA requirements, with an estimated cost of \$165,000. This project is located at the edge of the Kaloko Makai Neighborhood TOD very close to the Ane Keohokalole Highway Mass Transit Corridor connecting Keahole Airport to Kailua Village. The proposed improvements will support – Transit Ready Development (TRD) for future development of Kaloko Makai Neighborhood Transit Oriented Development (TOD) area.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
15	Project Status	Design/Construction. ADA improvements completed July 2020; awarded PY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Susan Kunz, <a href="mailto:susan.kunz@hawaiicounty.gov">susan.kunz@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			





## ULU WINI HOUSING IMPROVEMENTS

The Ulu Wini Housing project is located on Hina Lani Street near the Ane Keohokalole Highway Mass Transit trunk line, within the planned Kaloko Makai Village Neighborhood TOD. Ulu Wini Housing is an affordable housing project for low-income families consisting of 71 two-bedroom rental units and 23 two-bedroom transitional units. The support of the Ulu Wini Housing project is needed so that this project can be a viable affordable housing project compliant with Fair Housing and ADA requirements, and to be Transit Ready Development (TRD) project in support of the future Kaloko-Makai Village Neighborhood TOD as envisioned in the Kona CDP. Ulu Wini Housing needs remedial construction work to renovate units and for installation of sidewalks to be compliant with Fair Housing and ADA requirements.



# AGENCY TOD Project Fact Sheet

H-11

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Future Transit Stations/Stops along Ane Keohokalole Hwy Transit Trunk Line between Keahole-Kona Airport and Kailua Village		
3	Project Name	<b>Kamakana Villages Senior Housing and Kamakana Village Low Income Family Housing</b>		
4	Street Address	Manawalea St. and Kaeka St.		
5	Tax Map Key/s	(3) 7-4-021: 49 and 38		
6	Land Area (acres)	Kamakana Villages Senior Housing: 2.938 acres Kamakana Low-Income Family Housing: 2.741 acres		
7	Zoning	Agricultural A-5a		
8	Fee Owner	State of Hawaii – Hawaii Housing Finance and Development Corporation		
9	Lessee/s			
10	Current Uses	Kamakana Villages Senior Housing and Low-Income Family Housing – Housing Under Construction (2017)		
11	Encumbrances (if any)	Kamakana Villages Senior Housing and Low-Income Family Housing - TBD		
12	Project Description	Projects will support TRD for the 272-acre future Kamakana Villages project, for future development of Keahuolu Village Regional Center TOD. Kamakana Village Senior Housing addresses the need for affordable housing for low-income families, provides 85 units for low-income senior persons and their families, was constructed at an estimated cost of \$28 Million, and is expected to be completed in December 2017. Kamakana Villages Low-Income Housing addresses the need for affordable housing for low-income families, and provides 85 units for low-income families, was constructed at an estimated cost of \$28 Million, and is expected to be completed in December 2017.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	This project is located within the Keahuolu Regional Center TOD midway between Kealakeke Parkway and Palani Road along the Ane Keohokalole Highway Transit Corridor connecting Keahole Airport to Kailua Village.		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
15	Project Status	<b>Phase 1 COMPLETE.</b> Infrastructure issues, including water supply, need to be addressed for future phases.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
		DURF, LIHTC, RHRF, CDBG		
19	Contact Person (Name, Email Address)	Susan Kunz, <a href="mailto:susan.kunz@hawaiicounty.gov">susan.kunz@hawaiicounty.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports			

## KAMAKANA VILLAGES SENIOR/LOW INCOME HOUSING, KAILUA-KONA

The Kamakana Village Senior Housing addresses the need for affordable housing for low-income families, provides for low income senior persons and their families. Kamakana Village Low-Income Housing addresses the need for affordable housing for low-income families, and provides for low income families. These two adjacent projects are both situated along the Ane Keohokalole Highway Mass Transit trunk line within the Keahuolu Village Neighborhood TOD. These two Kamakana Villages projects are part of the larger planned Kamakana Villages at Keahuolu development for affordable housing project on 272 acres, for 2,330 homes, 197,000 sq. ft. of retail, school, and parks.



# AGENCY TOD Project Fact Sheet

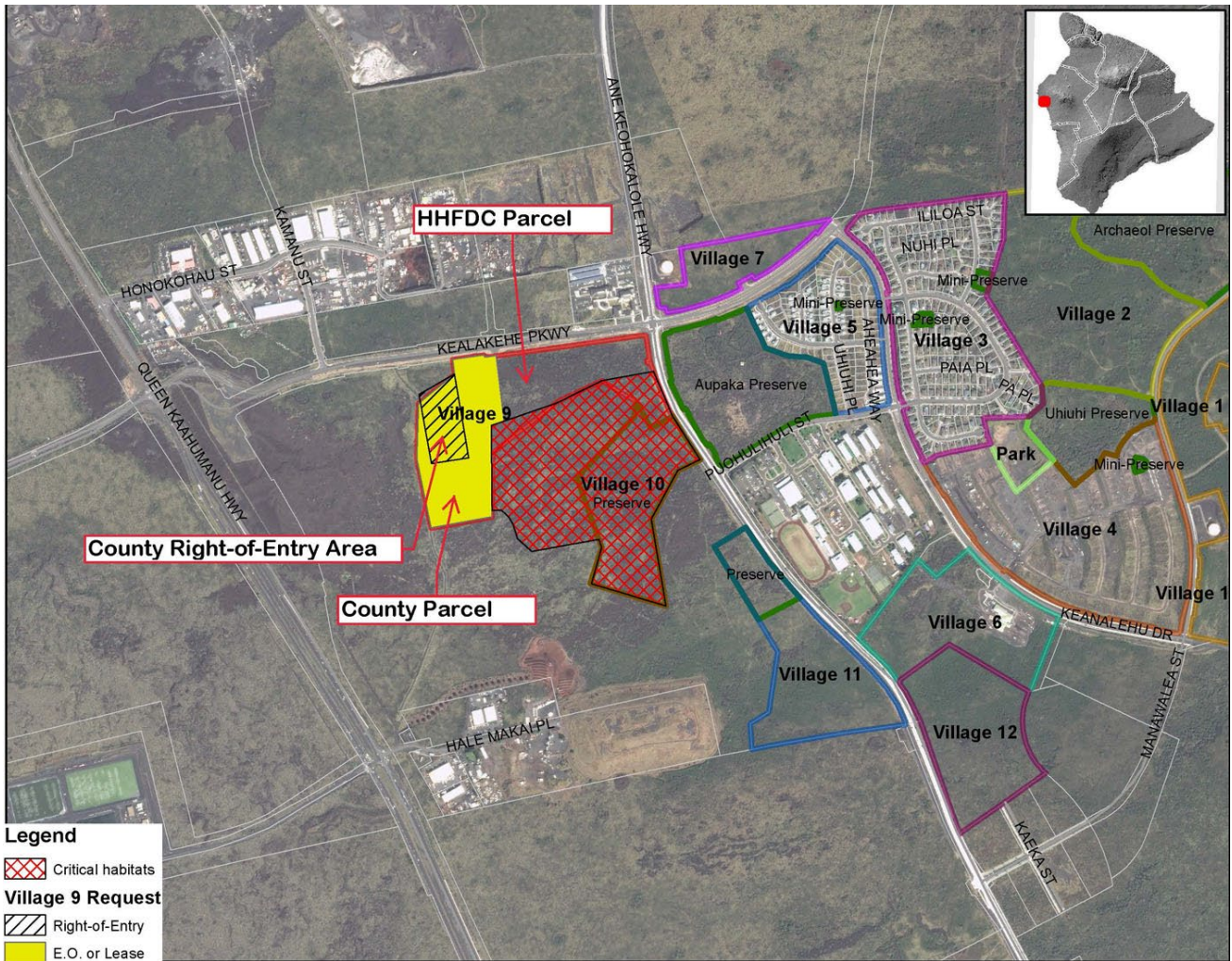
H-12

<b>1</b>	<b>Agency</b>	Hawaii Housing Finance & Development Corporation and County of Hawaii		
<b>2</b>	<b>Transit Station/Bus Stop</b>	TBD		
<b>3</b>	<b>Project Name</b>	<b>Village 9 Affordable Housing</b>		
<b>4</b>	<b>Street Address</b>	SW corner of Kealakehe Parkway and Ane Keohokalole Highway		
<b>5</b>	<b>Tax Map Key/s</b>	(3) 7-4-020: 004		
<b>6</b>	<b>Land Area (acres)</b>	35.774 acres		
<b>7</b>	<b>Zoning</b>	Agriculture (A-5A)		
<b>8</b>	<b>Fee Owner</b>	State of Hawaii, set aside to HHFDC pending.		
<b>9</b>	<b>Lessee/s</b>	TBD/County of Hawaii		
<b>10</b>	<b>Current Uses</b>	Vacant, undeveloped		
<b>11</b>	<b>Encumbrances (if any)</b>	Certificate and Authorization dated 1/30/91 recorded at the Bureau of Conveyances as Document No. 91-013165		
<b>12</b>	<b>Project Description</b>	Affordable leasehold rental housing project to be developed through an RFP process by HHFDC, and leasehold permanent housing for the homeless to be developed by the County of Hawaii.		
<b>13</b>	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Two No-Development Areas totaling 4.2 acres for endangered plant preserve; access limited to Kealakehe Parkway intersection with Main Street.		
<b>14</b>	<b>Development Schedule</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
	<b>Ctrl + Tab to enter under headings &gt;</b>	4 <sup>th</sup> Qtr CY2018	4 <sup>th</sup> Qtr CY2021	4 <sup>th</sup> Qtr CY2023
<b>15</b>	<b>Project Status</b>	County is master planning Kukuiola Village/Village 9 & access road; requested \$5M COH CIP for design/construction of Phase 1 of Kukuiola Village for emergency housing 2021-2022. HHFDC to develop Village 9 parcel.		
<b>16</b>	<b>Consultant/ Contractor/Developer</b>			
<b>17</b>	<b>Project Cost Estimate/s</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
	<b>Ctrl + Tab to enter under headings &gt;\$</b>			
<b>18</b>	<b>Funding Source/s</b>	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
	<b>Ctrl + Tab to enter under headings &gt;</b>	HHFDC/County	HHFDC/County	HHFDC/CIP/County
<b>19</b>	<b>Contact Person</b> (Name, Email Address)	Stan S. Fujimoto, HHFDC Project Manager, <a href="mailto:stanley.s.fujimoto@hawaii.gov">stanley.s.fujimoto@hawaii.gov</a> ; Susan Kunz, <a href="mailto:susan.kunz@hawaiicounty.gov">susan.kunz@hawaiicounty.gov</a>		
<b>20</b>	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



# VILLAGE 9 AFFORDABLE HOUSING

The Village 9 site is 35.774 acres of State land at the southwestern corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway in the Villages of Laiopua in Kealakehe, North Kona, Hawaii. On October 13, 2017, the Board of Land and Natural Resources approved the set aside and management right-of-entry of Village 9 to HHFDC for affordable housing and related purposes. At the request of the County of Hawaii, approximately 15-20 acres of the makai (western) portion of the site will be leased to the County at \$1/year for 65 years for permanent housing for the homeless population. Within the proposed County area, the County has requested an immediate right-of-entry to 5 acres for an emergency encampment for the homeless. The mauka (eastern) portion of the site of approximately 11-17 acres will be developed by HHFDC under a request for proposals for a leasehold affordable rental housing project for households at 60% or below the U.S. Department of Housing and Urban Development Area Median Income. The site is subject to an HHFDC-U.S. Fish and Wildlife Service Memorandum of Understanding setting aside two No Development Areas totaling 4.2 acres for endangered plant preserves. Access from Kealakehe Parkway is limited to the Kealakehe Parkway intersection at Main Street. The project is in its planning phase.



# AGENCY TOD Project Fact Sheet

M-01

1	<b>Agency</b>	Hawaii Housing Finance and Development Corporation and County of Maui Department of Housing and Human Concerns		
2	<b>Transit Station/Bus Stop</b>	Keawe Street, Lahaina		
3	<b>Project Name</b>	<b>Villages of Leialii Affordable Housing</b>		
4	<b>Street Address</b>			
5	<b>Tax Map Key/s</b>	(2) 4-5-021: 003, 013, 021, and (2) 4-5-028: 070		
6	<b>Land Area (acres)</b>	1,033 acres (entire project)		
7	<b>Zoning</b>	State: Urban County: Agricultural		
8	<b>Fee Owner</b>	State of Hawaii		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Vacant		
11	<b>Encumbrances (if any)</b>	Ceded lands		
12	<b>Project Description</b>	Leialii is planned as a new urbanist community composed of compact, higher-density, walkable neighborhoods with a mixture of residential unit types, mixed-use neighborhood centers, and good connectivity for all modes of transportation. The initial affordable housing project development is planned for approximately 200 residential units along the lower boundary of the project site.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Lack of water and sewer infrastructure and capacity		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		1 <sup>st</sup> Qtr CY2019	4 <sup>th</sup> Qtr CY2021	4 <sup>th</sup> Qtr CY2023
15	<b>Project Status</b>	Securing entitlements & financing for Keawe Street Apts at the Villages of Lealii; scheduled start in 2022.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	<b>Planning</b>	<b>Design</b>	<b>Construction</b>
		HHFDC	HHFDC/CIP	HHFDC/CIP
19	<b>Contact Person</b> (Name, Email Address)	Dean Minakami, <a href="mailto:dean.minakami@hawaii.gov">dean.minakami@hawaii.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

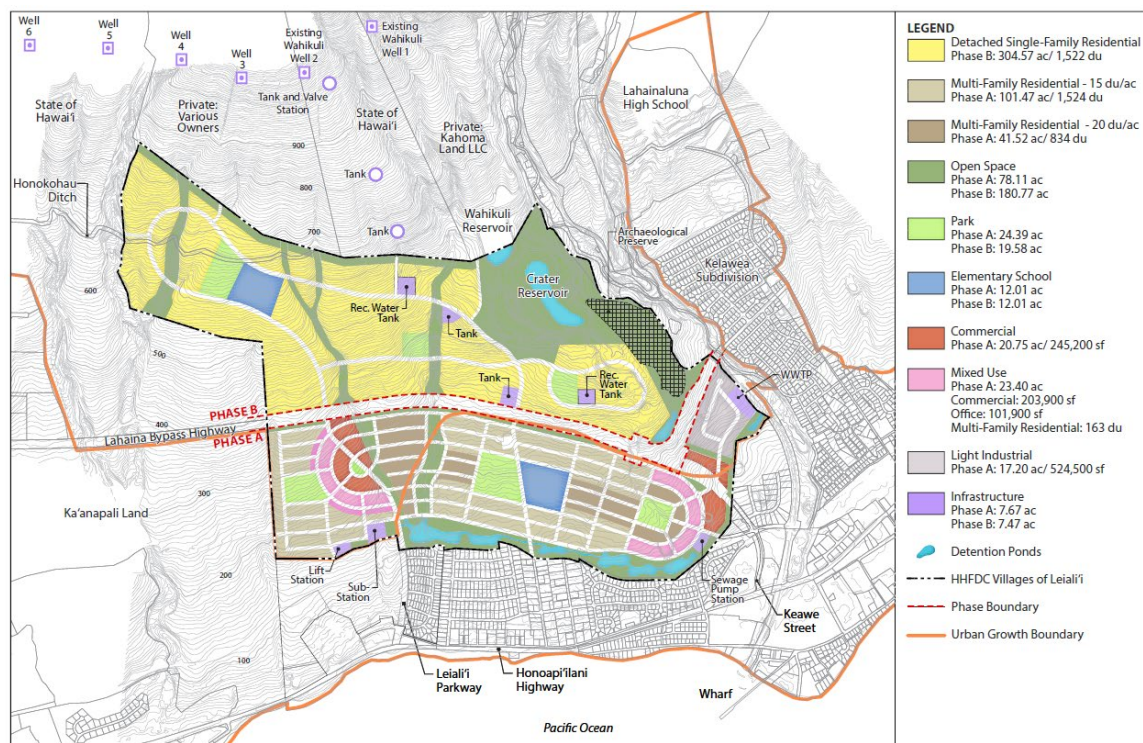
## VILLAGES OF LEIALII AFFORDABLE HOUSING

The Villages of Leialii is a master planned community centrally located in West Maui just mauka of Lahaina Town. The Hawaii Housing Finance and Development Corporation (HHFDC), as landowner and master developer of the project, will be providing much needed housing for the West Maui area, with at least 50% of residential units affordable to households at less than 140% AMI. In the 2012 Maui Island Plan, the Urban Growth Boundary for the Villages of Leialii community was limited to 245 acres and 1,200 residential units, allowing for the development of most of the undeveloped lands makai of the Lahaina Bypass Road.

The master plan for Leialii calls for a new urbanist community with compact, higher-density, walkable neighborhoods with a mixture of residential unit types, mixed-use neighborhood centers, and good connectivity for all modes of travel. (Master Plan Concept 2 figure) All of the commercial centers, major parks and schools have ¼ mile walking radii from the centers. The road system is comprised of interconnected streets that relate to the density of the underlying land use – with higher density land use, there is a finer network of roads. Sidewalks are provided on all roads on both sides of the street. Bus transit routes and stops are integrated with the existing routing to make Leialii a transit-ready community.

HHFDC is exploring development options with DHHL and the County of Maui Department of Housing. The County Housing agency is looking to develop approximately 200 residential units along the lower boundary of the project site to accommodate residents who may be displaced from a Lahaina Front Street apartment complex that will lose its affordable housing status in the near future.

Infrastructure assessments were performed as part of the EIS for the updated master for the villages of Leialii Affordable Housing Project in 2012. The proposed sewer system could be either an on-site private wastewater treatment plant or an off-site sewer line with connection to the County's wastewater reclamation facility. A Honokowai well system will be developed by DHHL to supply the water needs for the planned Leialii developments.



Note: Lot lines shown are approximate and for illustrative purposes. Imagery is from Google.

Figure 2-2  
LAND USE PLAN CONCEPT TWO

AGENCY TOD Project Fact Sheet		M-06
1	Agency	County of Maui
2	Transit Station/Bus Stop	Lahaina Recreation Complex and Whaler's Village in Ka'anapali
3	Project Name	<b>West Maui Transit Oriented Development Corridor Plan</b>
4	Street Address	Honoapi'ilani Highway
5	Tax Map Key/s	n/a
6	Land Area (acres)	2,004 acres
7	Zoning	Various
8	Fee Owner	Multiple State, county, and private
9	Lessee/s	n/a
10	Current Uses	Corridor contains civic, retail, single and multi-family residential, commercial, hotel/resort, elementary/middle/high school, UH satellite campus, office, parks, medical/health, greenways and trails, and other public facilities
11	Encumbrances (if any)	n/a
12	Summary Project Description	Planning and development of an implementation strategy for a transit corridor running along Honoapi'ilani Highway from the Lahaina Recreation Complex to Whalers Village in the Ka'anapali Resort area. Objectives include improving connectivity between Ka'anapali and Lahaina for residents, employees and visitors; assessing market conditions for affordable/workforce housing, assessing infrastructure capacity to meet future growth; to locating a transit hub; increasing transit availability in close proximity to affordable housing, jobs and commercial uses; improving pedestrian and bicycle safety throughout Lahaina and to/from Ka'anapali; and completing West Maui Greenway realignments from southern part of Lahaina through Ka'anapali.
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Infrastructure: water, sewer; archeological sites and historic district
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		FY 2021
15	Project Status	Planning. Awarded FY21 TOD CIP Planning grant; consultant selected; notice to proceed to be issued in Dec 2021.
16	Consultant/ Contractor/Developer	TBD
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning                      Design                      Construction
		\$500,000
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		State
19	Contact Person (Name, Email Address)	Pam Eaton, <a href="mailto:Pam.Eaton@co.maui.hi.us">Pam.Eaton@co.maui.hi.us</a>
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Map of West Maui TOD corridor, Hele Mai Maui 2040 Long Range Transportation Plan - <a href="https://issuu.com/mauimpo/docs/hele_mai_mai_final_plan_2019_final_for_print?fr=sOTg0YTUyMTAyOQ">https://issuu.com/mauimpo/docs/hele_mai_mai_final_plan_2019_final_for_print?fr=sOTg0YTUyMTAyOQ</a>  West Maui Community Engagement Web Site - <a href="https://westmaui.wearemaui.org/">https://westmaui.wearemaui.org/</a> . Latest draft of the West Maui Community Plan - <a href="https://wearemaui.konveio.com/draft-west-maui-community-plan-june-2020">https://wearemaui.konveio.com/draft-west-maui-community-plan-june-2020</a>

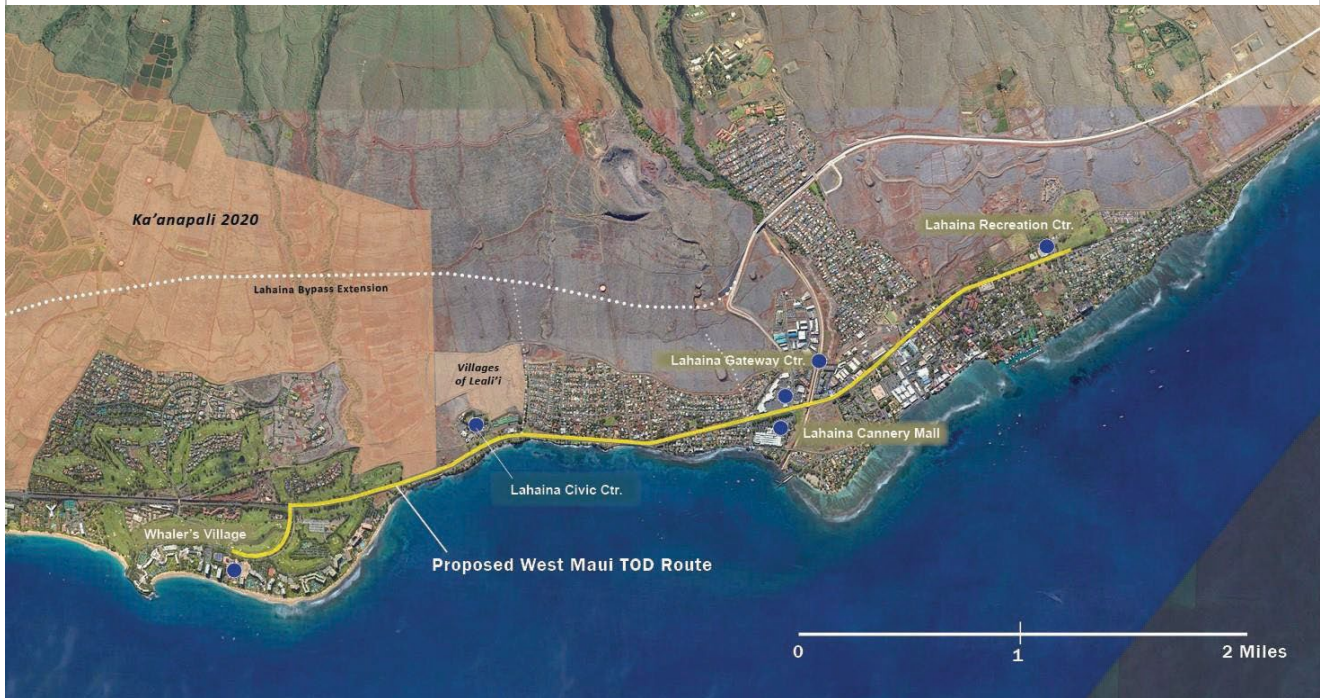


## WEST MAUI TOD CORRIDOR PLAN

The West Maui TOD Corridor Plan provides an exciting catalyst to begin to implement many of the West Maui Community Plan and Hele Mai Maui TOD (transit-oriented development), multi-modal and other transportation polices, projects, and programs. The TOD Corridor runs from the Lahaina Recreation Complex (Honoapi‘ilani Highway and Shaw Street) 3.6 miles along Honoapi‘ilani Highway up to Whaler’s Village in the Ka‘anapali Resort area. This corridor provides a critical linkage between Lahaina town, where much of the West Maui population and workers reside, and Ka‘anapali, the major destination for visitors staying in West Maui.

The community plan land use designations for Maui County have recently been updated and are applied to the update of the West Maui Community Plan. The land uses within the Corridor reflect mixed-uses, combining compatible uses with more residential use and offer differing densities and scale in order to preserve the location's sense of place and character as appropriate. The mixed-use designations promote compact, interconnected communities with an emphasis on walking, biking and access to transit for all housing. The community plan land use designations proposed through much of the Corridor are Urban Center Corridor (UCC), Small Town Center (STC), Employee Center (EC), and Residential (R). All of these land uses would support greater residential densities and infill development. Both EC and UCC support a range of employment uses such as light manufacturing, business incubators and areas that may also include amenities that serve employees such as retail, restaurant, and live-work spaces. The UCC community plan designation is intended to create transit-friendly areas that are, or plan to be, characterized by high-density commercial, employment and residential uses.

A TOD Corridor Plan for West Maui would provide the opportunity to develop Honoapi‘ilani Highway as a multimodal corridor between Lahaina and Ka‘anapali. The corridor is a spine that promotes safe and comfortable access for public transit riders, pedestrians and cyclists for shopping, commuting to work, visitorstravelling to attractions and other forms of entertainment, and activities. This project will result in a master plan that incorporates a variety of ways to get around, along with improvements to provide better access between affordable housing and jobs



# AGENCY TOD Project Fact Sheet

M-02

1	Agency	Hawaii Housing Finance and Development Corporation, Department of Accounting and General Services, County of Maui		
2	Transit Station/Bus Stop	Central Maui Transit Hub		
3	Project Name	<b>Kahului Civic Center Mixed-Use Complex</b>		
4	Street Address	153 West Kaahumanu Avenue, Kahului		
5	Tax Map Key/s	(2) 3-7-004: 003		
6	Land Area (acres)	5.572 acres		
7	Zoning	B-2, Business-Community		
8	Fee Owner	State of Hawaii Department of Land & Natural Resources		
9	Lessee/s			
10	Current Uses	DAGS Lawnmower Storage Yard, DOE Adult Education		
11	Encumbrances (if any)	EO 3586		
12	Project Description	Development of a mixed-use rental housing project that includes DAGS Civic Center needs in Kahului, co-location of a State public library, structured parking		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Undetermined water and sewer infrastructure and capacity		
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
15	Project Status	Planning. EA for housing & civic center use at parcel to be published first quarter 2022; HHFDC RFP for master planning/development of affordable housing to be issued in 2023. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; consultant contract pending for study; scheduled completion end of 2022.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning	Design	Construction
		500,000	500,000	
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Denise Iseri-Matsubara, <a href="mailto:denise.iseri-matsubara@hawaii.gov">denise.iseri-matsubara@hawaii.gov</a> Chris Kinimaka, DAGS Planning, <a href="mailto:chris.kinimaka@hawaii.gov">chris.kinimaka@hawaii.gov</a>		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			



# AGENCY TOD

## Project Fact Sheet

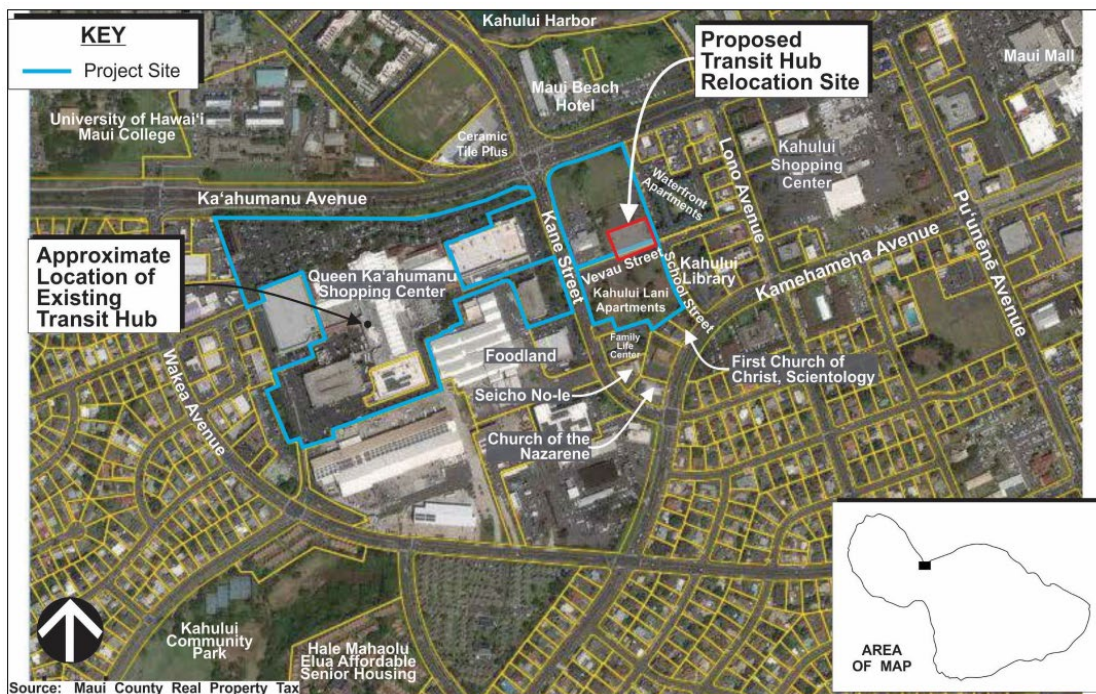
M-03

1	<b>Agency</b>	County of Maui Department of Transportation, Hawaii Housing Finance and Development Corporation, and Department of Accounting and General Services		
2	<b>Transit Station/Bus Stop</b>	Kane/Vevau Streets		
3	<b>Project Name</b>	<b>Central Maui Transit Hub</b>		
4	<b>Street Address</b>	153 West Kaahumanu Avenue, Kahului		
5	<b>Tax Map Key/s</b>	(2) 3-7-004-003		
6	<b>Land Area (acres)</b>	0.85 acres		
7	<b>Zoning</b>	State: Urban County: Business 2 (Maui County Code 19.18)		
8	<b>Fee Owner</b>	State of Hawaii, Department of Land and Natural Resources		
9	<b>Lessee/s</b>	County of Maui		
10	<b>Current Uses</b>	Adult education classes provided in a structure located on the portion of the lot facing Vevau Street. The remainder of the lot is vacant.		
11	<b>Encumbrances (if any)</b>	Executive Order 3586		
12	<b>Project Description</b>	On a 5.6-acre lot, 0.85 acre is needed for Central Maui Transit Hub for Maui Bus, which must relocate from Queen Kaahumanu Center by 2020. This is a classic infill mixed use development project which could provide a much needed central location for the Maui Bus hub located next to affordable housing, commercial services and Maui's major employment centers and seat of County government. There is existing water, sewer, and electrical services on site. The scope of improvements would include a new ticket booth, a new restroom and storage building, roof structures to cover the passenger waiting area and bus loading areas, and transit hub employee parking lot. Primary use is a transfer station as commuter service and parking is provided elsewhere. Proposed facility would be located across the street from major shopping mall, blocks away from existing affordable rentals and densely populated residential areas. Street improvements would incorporate Complete Street concepts leveraging pedestrian, bicycle, and public transit opportunities.		
13	<b>Site Constraints</b> (Infrastructure, arch/hist sites, etc.)	Water, sewer electrical capacity available on site, would need hookups. Road improvements needed (curb, sidewalk, and gutter).		
14	<b>Development Schedule</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
			2018	2021-2022
15	<b>Project Status</b>	Start of construction pending material availability; completion expected in summer 2022. County to hold public meetings on expanding transit routes & increasing number of transit stops in region.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> <i>Ctrl + Tab to enter under headings &gt;\$</i>	Planning	Design	Construction
		\$200,000	\$450,000	2,500,000
18	<b>Funding Source/s</b> <i>Ctrl + Tab to enter under headings &gt;</i>	Planning	Design	Construction
		County of Maui FY19 budget.		
19	<b>Contact Person</b> (Name, Email Address)	Marc Takamori, <a href="mailto:marc.takamori@co.maui.hi.us">marc.takamori@co.maui.hi.us</a>		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	<a href="https://www.maui-county.gov/DocumentCenter/View/104311">https://www.maui-county.gov/DocumentCenter/View/104311</a>		

## CENTRAL MAUI TRANSIT HUB

The Central Maui Transit Hub for Maui Bus must relocate by 2020. The Kane Street infill mixed use development project which could provide a much needed central location for the Maui Bus hub located next to affordable housing, commercial services and Maui's major employment centers and seat of County government. There is existing water, sewer and electrical services on site. The transit hub would be located on 0.85 acres of the 5.6 acre lot. The scope of improvements would include a new ticket booth, a new restroom and storage building, roof structures to cover the passenger waiting area and bus loading areas, and transit hub employee parking lot. The primary use is as a transfer station as commuter service and parking is provided elsewhere. Proposed facility would be located across the street from the major shopping mall, blocks away from existing affordable rentals and densely populated residential areas. Street improvements would incorporate Complete Street concepts leveraging pedestrian, bicycle and public transit opportunities.

Maui County has formed a Working Group comprised of members from the Departments of Transportation (DOT), Housing and Human Concerns, Planning and Public Works to collaboratively develop this location into a transit ready area that will meet the ongoing community needs for public transit and affordable housing in close proximity to an area that is densely populated and central to commercial and business services. Maui County DOT received FY19 County funding for \$650,000 for Planning and Design of the relocation of the Central Maui Transit Hub from the Queen Ka'ahumanu Center to Kane/Vevau Streets. In addition, \$2.5 million in FY 19 CIP funds was appropriated from the Legislature, and \$1.5 million in DURF funds was made available from HHFDC for site improvements.



# AGENCY TOD Project Fact Sheet

M-04

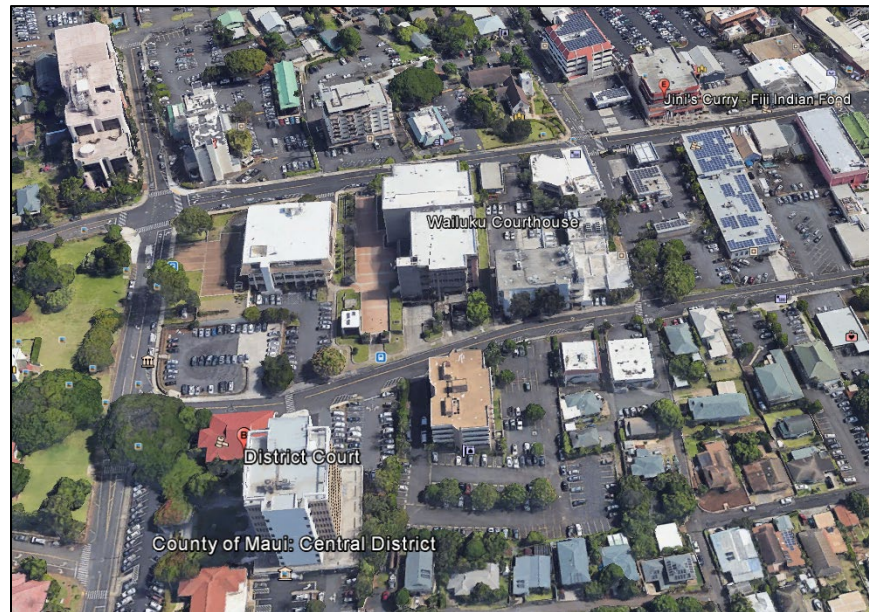
MAUI

1	<b>Agency</b>	Department of Accounting and General Services & County of Maui		
2	<b>Transit Station/Bus Stop</b>			
3	<b>Project Name</b>	<b>Wailuku Courthouse Expansion</b>		
4	<b>Street Address</b>	2145 Main Street, Wailuku		
5	<b>Tax Map Key/s</b>	(2) 3-4-013: 013 por		
6	<b>Land Area (acres)</b>	3.2 acres (parcel size)		
7	<b>Zoning</b>	State: Urban County:		
8	<b>Fee Owner</b>	State of Hawaii, Department of Land and Natural Resources		
9	<b>Lessee/s</b>			
10	<b>Current Uses</b>	Wailuku Courthouse – Hoapili Hale State Office Building		
11	<b>Encumbrances (if any)</b>			
12	<b>Project Description</b>	Expansion and redevelopment of the Wailuku Courthouse complex for additional courtrooms and administrative space. In order to allow the Judiciary to remain in Wailuku, explore and pursue acquiring one or more adjacent parcels – the County-owned old post office and/or the Hawaiian Tel lot in Wailuku.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Undetermined water and sewer infrastructure and capacity		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	<b>Project Status</b>	HHFDC funded preparation of a programmatic EA for the former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. Funding required for planning, design, construction in phases over 10-yr period; request for funding in 2022 legislative session; planning anticipated to start late 2022.		
16	<b>Consultant/ Contractor/Developer</b>			
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	<b>Contact Person</b> (Name, Email Address)	Chris Kinimaka, DAGS Planning, <a href="mailto:chris.kinimaka@hawaii.gov">chris.kinimaka@hawaii.gov</a> County of Maui, Mayor’s Office		
20	<b>Attachments</b> OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:			

## WAILUKU COURTHOUSE EXPANSION

In Wailuku, the Judiciary facilities are overcrowded and seeking to expand to provide additional courtrooms and administrative space. The Wailuku Courthouse, Hoapili Hale, is adjacent to DAGS State Office Building No. 1 in Wailuku, with the court facilities occupying about half of the 3.2-acre State-owned Civic Center site. The Judiciary would like to remain in Wailuku, but on-site expansion is not possible and one or more nearby parcels will need to be acquired. The County-owned post office site adjacent to the State Office Building has been discussed for possible transfer to the State. Another option discussed is the acquisition of the Hawaiian Tel parcel, which is adjacent to the courthouse building. The County is strongly interested in having the courthouse complex remain in its town core civic center location to maintain the economic vitality of the Wailuku town core.

This is a smart growth and TRD initiative, which could align the expansion plans of the Judiciary with the County plans to maintain the economic viability of the civic center core. A lead agency or proponent will be needed to spearhead this effort, which will require extensive planning and coordination among State agencies, the Judiciary, and County agencies, as well as significant financing for land acquisition and redevelopment of facilities. DAGS is considering the Wailuku courthouse expansion for a Proof of Concept initiative with the University of Hawaii School of Architecture, which involves stakeholder engagement and conceptual planning and design studies.



# AGENCY TOD Project Fact Sheet

M-07

1	<b>Agency</b>	Hawaii Public Housing Authority		
2	<b>Transit Station/Bus Stop</b>	Wailuku Loop Routes #1 and #2		
3	<b>Project Name</b>	<b>Kahekili Terrace Redevelopment</b>		
4	<b>Street Address</b>	2015 Holowai Pl, Wailuku, HI 96793		
5	<b>Tax Map Key/s</b>	3-4-017: 146		
		#-#-###: ###		
		#-#-###: ###		
6	<b>Land Area (acres)</b>	3.9 Acres		
7	<b>Zoning</b>	Wailuku Redevelopment Area – Multi-Family		
8	<b>Fee Owner</b>	Hawaii Public Housing Authority		
9	<b>Lessee/s</b>	N/A		
10	<b>Current Uses</b>	Multi-Family Low Income Public Housing		
11	<b>Encumbrances (if any)</b>	U.S. Department of Housing and Urban Development (“HUD”) Deed of Trust		
12	<b>Summary Project Description</b>	The existing Project was built in 1966 and has reached the end of its useful life. Redevelopment of the property creates an opportunity provide for the 1-to-1 replacement of the existing low-income housing units, but also the potential to support additional density on the 3.9 acre site to provide much needed affordable, workforce and/or market rate housing units within the Wailuku Redevelopment Area.		
13	<b>Site Constraints</b> (infrastructure, arch/hist sites, etc.)	Contaminated Soils Present on the Project Site.		
14	<b>Development Schedule</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2021	2022	2023
15	<b>Project Status</b>	Awarded FY22 TOD CIP planning grant for master planning & environmental reviews; delegation & transfer of funds to HPHA pending; procurement of consulting services anticipated early 2022.		
16	<b>Consultant/ Contractor/Developer</b>	N/A		
17	<b>Project Cost Estimate/s</b> Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$125,000	\$125,000	\$45,000,000
18	<b>Funding Source/s</b> Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD	TBD	TBD
19	<b>Contact Person</b> (Name, Email Address)	Kevin Auger, <a href="mailto:kevin.d.auger@hawaii.gov">kevin.d.auger@hawaii.gov</a>		
20	<b>Attachments</b> OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage:			





## KAHEKILI TERRACE REDEVELOPMENT

The Kahekili Terrace Housing Project (“Project”) is located in Wailuku on the island of Maui. The property consists of two separate sites built in 1966. Site “A” is bordered by Holowai Place to the northwest and North Market Street to the northeast with access provided by both streets. Site “B” is bordered by North Market Street to the west and Pi‘ihana Road to the northwest with access provided by Pi‘ihana Road. Site A consists of 10 two and three-story buildings providing a total of approximately 60 housing units ranging from one, two, three, and four bedrooms per unit. The property is designated for “Urban” use by the State Land Use Commission and is situated within and zoned for “Wailuku Redevelopment Area –Multi-Family” use by the County of Maui.

The existing property was built in 1966 and has reached the end of its useful life. Redevelopment of the property creates an exceptional opportunity to not only provide for the 1-to-1 replacement of the existing low-income housing units, but also the potential to support additional added density on the 3.9 acre site to provide much needed affordable, work force and/or market rate housing units in close proximity to both the Wailuku Parking Garage and Civic Complex and Wells Park redevelopment efforts. The Project will further support and enhance the Wailuku Redevelopment Area and the County public bus system to enable safe access for pedestrians, bicyclist, motorist and transit user of all ages and abilities and provide the public with a fully integrated multi-modal transportation corridor to best serve the community.

As Kahekili Terrace was originally developed on the site of the former Wailuku Sugar Company, redevelopment also creates an opportunity to address existing contaminated soils present on the Project site in collaboration with the State Department of Health.



# AGENCY TOD Project Fact Sheet

M-05

1	Agency	County of Maui
2	Transit Station/Bus Stop	Multiple between Wailuku and Central Maui Transit Hub
3	Project Name	<b>Ka‘ahumanu Ave Community Corridor Action Plan</b> (fka Wailuku-Kahului Transit Corridor Master Plan)
4	Street Address	
5	Tax Map Key/s	#-#-###: ###
		#-#-###: ###
		#-#-###: ###
6	Land Area (acres)	Corridor between Wailuku and Kahului, boundaries to be defined
7	Zoning	Various
8	Fee Owner	Multiple
9	Lessee/s	
10	Current Uses	Corridor contains civic, commercial, institutional, higher educational, office, retail, and residential uses, parks, and other public facilities
11	Encumbrances (if any)	
12	Summary Project Description	Planning and development of implementation strategy for public facility and multi-modal transportation improvements for the transit corridor connecting Wailuku and Kahului, and related civic improvements and affordable housing to increase the livability of Wailuku and Kahului town centers
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		FY 2020
15	Project Status	Planning. In final phase of project: drafting land use, connectivity, and urban design plan components; project studies (community profile, vision, market & housing assessments) posted to web; scheduled completion Feb 2022.
16	Consultant/ Contractor/Developer	Planning Contractor: Nelson Nygaard
17	Project Cost Estimate/s <b>Ctrl + Tab to enter under headings &gt;\$</b>	Planning                      Design                      Construction
		\$600,000
18	Funding Source/s <b>Ctrl + Tab to enter under headings &gt;</b>	Planning                      Design                      Construction
		\$500K-State/\$100K-County
19	Contact Person (Name, Email Address)	Pam Eaton, <a href="mailto:Pam.Eaton@co.maui.hi.us">Pam.Eaton@co.maui.hi.us</a>
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports  link to webpage:	<a href="https://www.kaahumanucommunitycorridor.org/">https://www.kaahumanucommunitycorridor.org/</a>

# KA'AHUMANU AVE COMMUNITY CORRIDOR ACTION PLAN

The County of Maui is undertaking initiatives to revitalize and promote mixed-use development in its existing civic center of Wailuku and its commercial and retail center of Kahului, with improved bus transit service and other multi-modal transportation options being an integral part of improving access to jobs and services throughout Maui. Maui Department of Planning intends to identify redevelopment opportunities in Wailuku and Kahului, including transportation improvements for the transit corridor connecting the two centers, to capitalize on the potential for co-locating affordable housing, jobs, public services, and other amenities to create walkable communities.

The Wailuku-Kahului Transit Corridor Master Plan project would support planning and development of an implementation strategy for public facility and multi-modal transportation improvements for the transit corridor connecting Wailuku and Kahului, and related civic improvements and affordable housing to increase the livability of Wailuku and Kahului town centers.

The project builds on current County efforts to revitalize Wailuku Town as Maui's civic center, and conceptual planning envisioned in Kahului 2020 to create a more vibrant, mixed-use commercial and residential center in Kahului. It could also complement and integrate the State Wailuku courthouse expansion into the Wailuku revitalization effort.



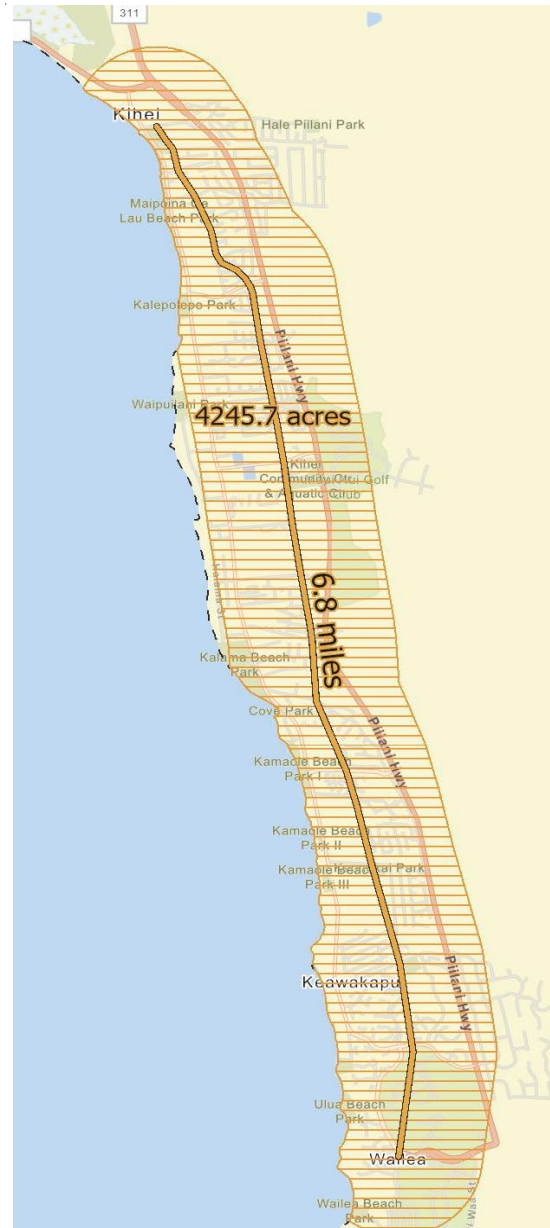
AGENCY TOD Project Fact Sheet		M-o8			
1	Agency	County of Maui			
2	Transit Station/Bus Stop	Multiple			
3	Project Name	South Maui TOD Corridor Plan			
4	Street Address	Liloa Drive, future sections of Kihei North-South Collector Road, and other route alternatives as needed in certain segments			
5	Tax Map Key/s	n/a			
6	Land Area (acres)	4,246 acres			
7	Zoning	Various			
8	Fee Owner	Multiple State, county, and private			
9	Lessee/s	n/a			
10	Current Uses	Corridor contains single & multi-family residential, commercial, hotel/resort, schools, parks, greenways and trails, and other public facilities.			
11	Encumbrances (if any)	n/a			
12	Summary Project Description	The South Maui TOD Corridor Plan will refine the vision for a multimodal transportation corridor from North Kihei to Wailea, in phases. Objectives include: plan 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.			
13	Site Constraints <small>(infrastructure, arch/hist sites, etc.)</small>	Infrastructure (water & sewer), wetlands, floodplain, fire hazard			
14	Development Schedule <small>Ctrl + Tab to enter under headings &gt;</small>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Planning</td> <td style="width: 33%;">Design</td> <td style="width: 33%;">Construction</td> </tr> </table>	Planning	Design	Construction
Planning	Design	Construction			
15	Project Status	Pre-Planning. Pending funding; South Maui Community Plan update underway, TOD Plan to build on CP.			
16	Consultant/ Contractor/Developer	TBD			
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings &gt;\$</small>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Planning</td> <td style="width: 33%;">Design</td> <td style="width: 33%;">Construction</td> </tr> </table> \$500,000 (Proposed)	Planning	Design	Construction
Planning	Design	Construction			
18	Funding Source/s <small>Ctrl + Tab to enter under headings &gt;</small>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Planning</td> <td style="width: 33%;">Design</td> <td style="width: 33%;">Construction</td> </tr> </table>	Planning	Design	Construction
Planning	Design	Construction			
19	Contact Person <small>(Name, Email Address)</small>	Lauren Armstrong, <a href="mailto:lauren@mauimpo.org">lauren@mauimpo.org</a>			
20	Attachments <small>OPTIONAL: Please send images/pictures (current &amp; planned), maps, studies/reports</small>	Hele Mai Maui 2040 Plan <a href="http://www.mauimpo.org/hele-mai-maui-2040">www.mauimpo.org/hele-mai-maui-2040</a> South Maui Community Plan <a href="http://www.mauicounty.gov/423/Community-Plans">www.mauicounty.gov/423/Community-Plans</a> Kihei Sub-Area Transportation Study <a href="http://www.mauicounty.gov/124/Public-Works">www.mauicounty.gov/124/Public-Works</a> Maui Bus Short Range Transit Plan <a href="http://www.mauicounty.gov/2044/Studies">www.mauicounty.gov/2044/Studies</a>			

## SOUTH MAUI TOD CORRIDOR PLAN

The South Maui TOD Corridor Plan will refine the vision for a multimodal transportation corridor from a dense residential area in North Kihei along a mixed residential/ commercial/ recreational corridor through the middle of Kihei to the employment center of the Wailea resort area, in phases.

State land within the proposed South Maui TOD corridor includes Kihei High School, Lokelani Intermediate and Kihei Elementary, Kihei Boat ramp and adjacent Kaho'olawe Island Reserve Commission (KIRC) boathouse site, the Kihei Surfside lawn, the Sarento's parking lot, and 1.25 acres along South Kihei Road. A TOD corridor plan would assist with optimizing the use of state lands for housing and state facilities to serve residents.

South Maui's transportation infrastructure has not kept pace with its population growth – over 1,500% between 1970 and 2010. For a while, Kihei was the fastest growing community in the state, due to the availability of urbanized land that was community planned for development. White sand beaches and gorgeous sunsets attract residents and visitors alike. Land uses include dense residential neighborhoods, condominiums, hotels, resorts, and commercial centers interspersed with public and recreational uses. The linear growth pattern contributes to coastal vulnerability and traffic concerns, particularly linked to visitor and employee transportation to and from the Wailea resort area, and during school drop-off and pick-up.



For decades the Kihei North-South Collector Road has been planned as a vital connection within Kihei to support infill development, but only a few segments have been constructed. A key goal of the project is to remove local trips from busy, high speed Pi'ilani Highway and provide an alternative to South Kihei Road, which can be congested with people, bikes, and cars, and which is prone to flooding and tidal effects. The County of Maui Department of Public Works plans to complete the roadway between Kaonoulu Street and Auhana Road in four phases.

The Maui Short Range Transit Plan proposes a Kihei transit hub and route modifications to provide additional service to areas in Kihei that do not currently have service. The two Villager routes would most likely use the North-South Collector Road when completed. Preliminary discussions have indicated a potential location for the Kihei transit hub on Pi'ikea Street near the North-South Collector Road. The proposed TOD corridor would improve transit opportunities for residents and enable future affordable housing.

