

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 54**  
**Friday, January 20, 2023**  
**9:30 am**

**Office of Planning and Sustainable Development**  
**235 South Beretania Street. 6<sup>th</sup> Floor**  
**Honolulu, Hawai'i 96813**  
**and Via Videoconference**

Members/ Designees Present:	Scott Glenn, Office of Planning and Sustainable Development (OPSD), Co-Chair Denise Iseri-Matsubara, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Brooke Wilson, Office of the Governor Keith Regan, Department of Accounting and General Services (DAGS) Darrell Ing, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Public Safety (PSD) Tammy Lee, Department of Transportation (DOT) Mark Hakoda, Hawai'i Community Development Agency (HCDA) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Tim Streitz, City and County of Honolulu (City) John Andoh, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Pam Eaton, County of Maui (COM) Cathy Camp, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex- officio)
Members/ Designees Excused:	Keith Hayashi, Department of Education (DOE) Catherine Betts, Department of Human Services (DHS) Representative Nadine Nakamura, House of Representatives Senator Lorraine Inouye, State Senate
Other Designees/ Alternates Present:	Katia Balassiano, OPSD Harrison Rue, OPSD Dean Minakami, HHFDC Chris Kinimaka, DAGS David DePonte, DAGS Tammy Lee, DOT David Yamashita, COM
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Aaron Setogawa, OPSD

1. **Call to Order**

Denise Iseri-Matsubara, Co-chair, called the meeting to order at 9:35 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. New member representatives included:

- OPSD – Scott Glenn, Co-Chair; Katia Balassiano, Harrison Rue
- Governor's Office – Brooke Wilson
- DOT – Tammy Lee

3. **Review and Approval of Minutes of November 18, 2022 Meeting**

The November 18, 2022 meeting minutes were approved as circulated.

4. **CIP Planning Project Presentation**

Ruby Edwards noted the Legislature allocated \$7 million in CIP funds to OPSD since 2016 to provide grants for concept-level planning for TOD projects in the State TOD Strategic (20 projects by 13 agencies). The grants encourage collaboration between State and county agencies to plan, design, and co-locate multiple public facilities, housing, and mixed-use development in one project area or corridor. They play a key role in “seeding” TOD projects statewide—while accelerating affordable housing, mixed-use development, libraries and State offices, transit and multi-modal facilities, etc.

**Lanakila Homes and County of Hawai'i Multi-Modal Transportation Project**

*A presentation by Hawai'i Public Housing Authority and Consultant Team Members, HDR and SSFM*

Kevin Auger said that HPHA is the recipient of several TOD CIP Planning Grants, which support pre-planning due diligence to determine what is possible on the site before proceeding with an expensive and lengthy master plan. It also helps them engage with the counties and start outreach to the community and native Hawaiian organizations.

The Lanakila site is about 30 acres, with a 10-acre vacant portion. They are looking into whether the County's goal of 250 affordable housing units is possible in terms of infrastructure, demographic needs, density models, and transportation. The site has soil contamination, so they also wanted to figure out the cost of remediation before investing heavily into the project.

James McConnell of HDR said that to reach the 250 units goal, they are researching whether the area has enough sewer, electricity, road, and parking capacity. They are also reviewing zoning, open space, etc. The County Department of Water Supply has confirmed that it has sufficient water in the area.

Mike Packard of SSFM noted the plan will build on the County transportation network plan and County of Hawai'i Street Design Manual. They are taking into account the Kapiolani Street Extension with the 60-foot right of way built in 2016. New bus route 104 was recently added which cuts through the project site and circulates within the Hilo area. Various roadway designs, multi-modal features, transit access, and landscaping are being considered. They would like to ensure overall connectivity throughout the neighborhood. Several floor plans, building designs, heights, and configurations are being considered. With increased density, there is a need for increased pedestrian

connectivity on the site and potential for a transit center in the future near the existing community center.

Auger commented that the TOD CIP Planning Grant work demonstrates to the County that the site can support 250 units. They are “light years” ahead to inform the master plan. Normally, the HPHA development process is very long and difficult. For the School Street Project, it will be about nine years of planning before construction starts. The master planning process takes about three years or longer. The planning grants help them to understand what is possible, working with the County to figure out what is best for area before obtaining a development partner. The study also introduces a multi-modal transportation hub which allows HPHA to look at the other half of the parcel to consider additional density.

From this experience, Auger asked for the following:

- Find ways to have the utilities and other agencies involved earlier.
- Explore ways to deal with contaminants using the TOD CIP Planning Grant received for Kahekili Terrace.

HPHA will focus on improvements only on their site. Some of the work will inform the County in terms of prioritizing projects offsite.

#### 5. **TOD Council Member Update**

*Where we've been and where we're going: a short orientation for new TOD Council members followed by group discussion of your department or county 2023 goals and priorities – and how the TOD Council and Co-Chairs can help you reach them.*

Harrison Rue explained that the TOD Council was established in 2016. The membership consists of State and county agencies and partners from the private sector. Its primary responsibilities are:

- Implementing the TOD Strategic Plan through the TOD CIP Planning Funds and efforts like the TOD Infrastructure Financing Study.
- Help to support and monitor TOD implementation and coordinate interagency efforts.
- Promote smart growth and TOD principles for bus-oriented TOD to encourage mixed-use on the Neighbor Islands.

He pointed out the “seed money” that is provided through the grants will ultimately lead to billions in construction money over decades. He invited the new members to be involved and consider the TOD Council to be a “roundtable” for discussion. While the TOD Council meets only seven times a year, OPSD and individual agencies frequently work together on individual projects. He encouraged everyone to read the State Strategic Plan for Transit-Oriented Development. TOD is more commonly known as affordable housing, walkable and healthy communities, a way to address climate change by using less energy and being more sustainable, etc.

The strategic plan selected three priority areas on O‘ahu (East Kapolei, Hālawā-Stadium, and Iwilei-Kapālama). Each Neighbor Island has a number of projects, including a TOD Infrastructure Financing Study Pilot Area. TOD Council website has links to various resources. He encouraged members to reach out if they have any questions, need assistance, or would like an orientation for their staff.

Pam Eaton suggested that the TOD Council needs to recommend who will lead overall implementation for many of the plans, such as West Maui TOD Corridor or Ka‘ahumanu Avenue

Community Corridor Plans. Jodi Higuchi Sayegusa expressed similar concerns. She would like to see more direction and guidance from the State. She is hoping the TOD Council could coordinate and implement things. Rue expressed that this position would allow him to share his experiences and work with the Neighbor Island counties. The next phase of the TOD Infrastructure Financing Study will discuss delivery mechanisms. He offered to set up meetings with the counties to discuss and facilitate how this could be done. Katia Balassiano added that the goals for this year are better outreach, more implementation, and look at regional solutions.

6. **TOD-Related Budget and Legislative Proposals in the 2023 Legislative Session (Time Permitting)**

Glenn explained that the Legislature issued a set of priorities this past week. The TOD Council can help accelerate projects and assist with many of the proposals that they are considering. The intent is to have budget and legislative proposals as a standing item, so that the members are aware of the bills and support policies that promote TOD. He encouraged legislators and members including counties to let the TOD Council know if they want an item to be monitored and discussed.

Kathy Sokugawa stated that the TOD Council should be ready to move very quickly when they request for information, priorities, or counter proposals. Ian Ross from Senator Stanley Chang's Office will provide a list of housing related bills before the next meeting. He said it is important to be planning ahead in terms of knowing the priorities and offering testimony. Senator is available for a meeting and wants to work with the TOD Council because the missions overlap.

Glenn reminded everyone that Monday, January 24, is the Governor's State of State address.

7. **Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit-Oriented Development (Time Permitting)**

*Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in "Appendix A. TOD Project Status and Funding Reported to TOD Council," in the meeting materials packet.*

a. **State and County Projects—O'ahu**

- **DHHL:** Ka'uluokaha'i Increment II-A, Multi-Family/Commercial  
Darrel Ing reported that they are working through issues mentioned previously. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. They anticipate at least 150 units, but it will be determined by the developers. They have the sewer capacity for entire Ka'uluokaha'i development.
- **UH:** UH West O'ahu, University District  
Michael Shibata noted the urban design plan is underway. They are working to get the release documents for the TOD CIP Planning Grant to conduct a development feasibility plan. The site is about 200 acres, so the buildout will be done in phases. UH is making a portion available on the makai side of the Keone'ae Station for a mixed-use development. RFP is going out in the next several months.
- **DLNR:** East Kapolei Master Development Plan

Ian Hirokawa reported that the EISPN was published in October 2022. They are in the EIS process now which includes a conceptual urban design plan (funded by TOD CIP Planning Funds). The draft EIS will be published by 2024.

- **DOT: Farrington Highway Widening**  
Tammy Lee said the construction contract with Nan, Inc. was executed this week. Notice to Proceed will be issued next week. Utility relocation work needs to be completed. They also received rights of entry. Several rights of way need to be resolved. Construction will begin in March 2024 with substantial completion by July 2026.
- **HCDA: East Kapolei Neighborhood TOD Parking Infrastructure Plan - No update.**
- **HHFDC: Waipahu Civic Center TOD Project – No update**
- **HHFDC: 690 Pohukaina**  
Dean Minakami explained that they are negotiating the development agreement and reviewing the developer's 201H application.
- **DAGS: Aloha Stadium Redevelopment/Ancillary Development**  
Chris Kinimaka reported that they got their Final EIS accepted in September 2022 and published. The new administration is supporting the project and moving forward with key stakeholder agencies. Both RFPs should be issued at the end of the first quarter. It is part 2 of the procurement process. They have short listed three developers for the stadium and two for the real estate.
- **HPHA: Andrew Tang mentioned that they will update the TOD Council at the next meeting. They are the recipients of the TOD CIP Planning Funds at other locations and will be using it to move forward with their projects.**

**b. State and County Projects—Kaua'i**

- **COK: Līhu'e Civic Center Redevelopment Plan**  
Jodi Higuchi Sayegusa commented that they are issuing a RFQ to seek consulting services.
- **COK: Līhu'e Civic Center Mobility Plan**  
She is interested in coordinating with DAGS and UH since they are going into scenario planning.

**c. State and County Projects—Hawai'i**

- **HHFDC: Kamakana Villages Senior/Low Income Housing**  
Minakami said they are negotiating the development agreement with Stanford Carr Development and will be seeking board approval for funding.
- **COH: Kūkuioia and Village 9 Affordable Housing**  
Harry Yada reported that they will be breaking ground next week for the homeless shelter.
- **COH: Ka Hui Na Koa O Kawili Affordable Housing**

Yada mentioned that EAH Housing will holding a groundbreaking ceremony in February 2023.

**d. State and County Projects—Maui**

- **HHFDC:** Kahului Civic Center Mixed-Use Complex  
Minakami mentioned that they are planning to issue the RFP probably next month.
- **COM:** West Maui TOD Corridor Plan  
Pam Eaton announced that the project has a website address westmauicommunitycorridor.org. They will conduct four walk audits during the week of February 27. The Walk Audit for Maui Leadership will include the mayor, managing director, maybe some legislators, council members, and State and County department heads. Since traffic exceeds road capacity, there are pedestrian safety issues. This is especially a concern since more affordable housing is being proposed and developed.
- **COM:** Central Maui Transit Hub  
Eaton said construction should be completed by summer 2023.
- **COM:** Avenue Community Corridor TOD Action Plan  
She reported that they added five bus stops along the Ka‘ahumanu Avenue and are looking into expanding the routes in Central Maui.
- **COM:** TOD Infrastructure Financing Study  
Eaton mentioned that new people need to be added for Maui because of the change in administration.

**8. Announcements**

- a. Next Meeting and Preliminary Agenda Items for Future Meeting
  - i. Feb 17, 2023      Presentation: TBD  
TOD-Related Legislative Proposals and Other TOD Project CIP Requests for 2023 Legislative Session  
Infrastructure Financing Study - Status  
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
- b. 2023 TOD Council Meeting Calendar  
Glenn asked members to let OPSD know if there are any scheduling issues.
- c. State/County Agencies Appointing TOD Council Designees  
He mentioned that more of the cabinet will be participating since TOD Council activities are in line with the priorities of the Governor. He acknowledged several of them who joined us.  
  
If the department had changes to their administration and the designee would like to continue representing the agency, he asked that a new designation letter be submitted.
- d. TOD Infrastructure Financing Study – Permitted Interaction Group (PIG) Meetings in February

Rue shared background on study including sites visits to the various pilot areas and defining the project areas. They put together a list of possible financial tools, and PIGs will be reviewing them. The Discussion Guide will be sent out next week. The consultants will be doing an update either at the February or April TOD Council meeting. Part of the study will be talking about implementation.

**9. Adjournment**

There being no further business, the meeting was adjourned at 11:17 a.m.

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

Guests/Attendees: Franz Krainz, City Department of Planning and Permitting (DPP)  
Andrew Tang, HPHA  
Dan Yashima, OPSD  
Blue Kaanehe, DLNR  
Brian Lee, Hawai'i LECET  
Charlyn Ontai, HCDA  
Chuck Wathen, Pier Investments LLC  
Cynthia Lallo  
Dave Arakawa, Land Use Research Foundation (LURF)  
Derek Wong, DLNR  
Harry Yada, COH Office of Housing and Community Development  
Henry Posada  
Hilarie Alomar  
James McConnell, HDR Architecture  
Jessica Shimazu  
Joey Scanga, HDR Architecture  
Kathy Sokugawa, State Senate  
Karen Seddon, EAH Housing  
Katie Rooney, Ulupono Initiative  
Kevin Auger, HPHA  
Lauren Yasaka, DLNR  
Lila King, DHS  
Mike Packard, SSFM International  
Ian Ross, Office of Senator Stanley Chang  
Pane Meatoga, III  
Phil Camp, hi.arch.y llp  
Pono  
S Giardina  
Tabatha Knudson