

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 56
Friday, April 21, 2023
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

Video Recording:

https://files.hawaii.gov/dbedt/op/lud/20230421%20TOD%20Mtg/GMT20230421-193233_Recording_3840x2160.mp4

Members/ Designees Present:	<p>Scott Glenn, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Chris Kinimaka, Department of Accounting and General Services (DAGS) Darrell Ing, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Russell Tsuji, Department of Land and Natural Resources (DLNR) Tommy Johnson, Department of Public Safety (PSD) Craig Nakamoto, Hawai'i Community Development Agency (HCDA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Tim Streitz, City and County of Honolulu (City) April Surprenant, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kauai'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)</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor Keith Hayashi, Department of Education (DOE) Catherine Betts, Department of Human Services (DHS) Ed Sniffen, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD Harrison Rue, OPSD Randy Chu, HHFDC David DePonte, DAGS Ian Hirokawa, DLNR Wayne Takara, PSD Ryan Tam, HCDA Nolly Yagin, COM</p>

David Yamashita, COM
Scott Forsythe, COM

TOD Council Ruby Edwards, OPSD
Staff: Carl Miura, OPSD

1. **Call to Order**

Katia Balassiano, Co-chair, called the meeting to order at 9:35 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

Balassiano recognized and thanked former TOD Council Co-Chair Denise Iseri-Matsubara and former County of Hawai'i Mass Transit Agency Administrator John Andoh for their service and contributions.

3. **Review and Approval of Minutes of February 17, 2023 Meeting**

It was moved by Pam Eaton and seconded by April Surprenant to approve the February 17, 2023 meeting minutes as circulated.

4. **Celebrating the Planet, April 22, 2023 – Happy Earth Day!**

Scott Glenn reminded everyone that Saturday, April 22, 2023, is Earth Day. He explained that TOD is a critical part of conserving the Earth's resources and fighting climate change. When communities are built using TOD principles, it reduces greenhouse gas emissions, electricity costs, and land use needs. By using infrastructure more efficiently, government can reduce tax outlays and make more money available for other things. This is an opportunity to reflect upon the work that TOD does to make Hawai'i a more sustainable place. Balassiano emphasized that the presentations will demonstrate the contributions that TOD projects have on the environment and overall improvement to communities.

5. **TOD CIP Project Presentation**

Dean Minakami thanked the Legislature for the appropriations that allowed OPSD to award "seed money" to help State agencies and counties explore new models like mixed-use housing and civic uses. The Kahului Civic Center project is an example of how interagency relationships are being forged to collaborate on the co-location of housing, civic center, potentially a library, and transit hub along the Ka'ahumanu Avenue Community Corridor.

Kahului Civic Center Mixed-Use Complex Public Library Integration Study, Hawai'i State Public Library System (HSPLS)/Department of Accounting and General Services (DAGS)
Presentation by hi·arch·y llp

Stacey Aldrich, Hawai'i State Librarian, explained that the Hawai'i State Public Library System's (HSPLS) focus has been to find ways to create wonderful spaces and opportunities for communities to read, learn, and connect. In September of 2020, they submitted a proposal to OPSD to request funding to do a feasibility study of integrating a new Kahului library into the new DAGS civic center. From this project, they have a greater understanding of co-location from work done at other libraries across the country and some conceptual designs for future libraries in Hawai'i.

Phil Camp, consultant lead, explained that the overall objective was to see if a public library could be integrated into the DAGS civic center development to create a community gathering place. The Integration Study combined a public library, adult school, offices, structured parking, and a transit hub co-located in one site with housing. This co-location reduces the need for driving. They also wanted to preserve and perpetuate the Kanaka Maoli culture as a core theme of the project. In recognition of Earth Day, Camp pointed out if one car was eliminated (two-car household) and people used public transportation, the U.S. could save 4.2 billion gallons of gasoline annually and see a 30 percent reduction in carbon dioxide emissions.

The study started in March 2022 and included a review of precedent studies of co-located libraries around the world, HSPLS' vision, goals, concerns, and objectives. The team considered how it fits into the neighboring community in terms of the bus routes, pedestrian connectivity, public amenities (nearby schools, shopping centers, healthcare facilities, etc.), and surrounding residential homes. Objectives guiding the study included:

- Increase the library's visibility and program space while remaining on the ground floor.
- Spaces to be flexible since program needs change over time.
- Provide the community with various collections, resources, high-speed internet, and a community meeting space.
- Direct pedestrian connection from the transit hub to the civic center, with a pedestrian bridge that connects the parking structure to the civic center.
- Optimize public amenities and open space. The first floor of the parking structure is designed for use as a farmers' market or festivals on the weekends. Structured parking is provided with a 25 percent reduction due to the transit hub.
- Required space needed- library 19,000 square feet, adult school 7,000 square feet, parking structure 176 stalls.

Three concept sketches were developed and the second model was selected since it met all of the requirements: 1) Based on the EA that was published for the overall project; 2) "Inner Street" would create a civic plaza to connect all of the uses and make the library a visible part of the housing project and transit center. The selected design results in ground floor library with the adult school on the second level. The library program needed a larger footprint compared to the initial EA; 3) "Platform" tried to elevate the housing and plaza, but it turned out to be cost prohibitive. The focus here would have been to create an even larger civic plaza.

Joe Bower, Leo A Daly and Associates Lead Library Architect, concluded the presentation by showing how they studied the facades, modes of circulation, building orientation, and placement of library functions to illustrate how the overall pieces fit together and meet the goals. The plaza area that is located between the housing, parking, transit hub, and civic center welcomes everyone and connects these different pieces. Since everyone is coming from various directions, the facades facing Kane Street are an important guide to give people an intuitive way to get into the area and get into the building.

Randy Chu shared the following schedule for the HHFDC Housing Component for Kahului Mixed-Use Civic Center:

- 2025: SMA and 201H approvals.
- 2026: Financing award. Commencement of construction.
- 2028: Completion.

Minakami explained that the RFP requires the developer to collaborate with DAGS and HSPLS to prepare an integrated site plan. The DAGS civic center will be developed separately from HHFDC's development. Pam Eaton recommended they contact Queen Ka'ahumanu Center owners to see if they have any plans for additional affordable housing on their property. She suggested that the Central Maui Transit Hub could be more visible. Laura Kodama said the study will help inform potential developers and asked about the status of the transit hub. Minakami said that it is currently being constructed and will be completed before the residential portion. Camp added that the parking was only for the DAGS civic center. The retail component will be small especially with the shopping center across the street. Kevin Carney suggested a parking condominium for housing and mixed-use components together. Camp agreed that would be ideal that parking capacity could be increased to accommodate the housing side. The transit hub does not include a "kiss and ride", so additional stalls might be allocated for this. Minakami is looking forward to seeing the housing site designs from the developers. It will be further refined after getting feedback during community outreach.

6. **Liliha Civic Center & Iwilei Infrastructure Master Plan, Hawai'i Housing Finance and Development Corporation (HHFDC)**
Presentation by HHFDC

Chu provided an overview of the project. Liliha Civic Center & Iwilei Infrastructure Master Plan area is bordered by Waiakamilo Road, Hālonā Street, H1 Freeway, Nu'uanu Canal, and North Nimitz Highway. It has over 700 properties in an approximately 555-acre area. A number of public and private landowners are considering redevelopment including Liliha Civic Center (DAGS/HHFDC) and Mayor Wright Homes (HPHA). The existing zoning for the site is a mix of commercial, industrial, educational, and residential use. It includes three Honolulu rail stations – Kapālama, Iwilei, and Chinatown. The study incorporated the City's Kalihi and Downtown TOD Plans. The project has three main components: Liliha Civic Center Development Program and Master Plan, Iwilei Infrastructure Improvement Master Plan, and a Programmatic EIS. The purpose of the master plan was to:

- Identify infrastructure improvements that will advance landowner goals;
- Support broader TOD goals for the State and City; and
- Facilitate the vision for redeveloping the Iwilei neighborhood into a more walkable community with affordable housing and access to services and employment centers.

Current residences account for 4,200 units. Over the next 30 years, this area's redeveloped units will increase to a total of 27,400 new units. With the expected growth, sewer, water, drainage, transportation, and electrical improvements will be needed. The estimated cost of these projects is \$1.245 billion.

The Liliha Civic Center Master Plan area is bordered by North King Street, Iwilei Road, and Ka'aahi Street. PBR Hawai'i and Design Partners developed several concept plans with an office tower, residential tower, and parking structure. The historic OR&L and Annex buildings are part of this site.

Next steps include additional discussions with the City regarding phasing and financing. HHFDC can allocate funds so that the State can proceed with the infrastructure projects. Harrison Rue added that the Liliha Civic Center & Iwilei Infrastructure Master Plan area is the Oahu pilot area for

OPSD's TOD Infrastructure Financing Study. The infrastructure master plan is being used to do the financial modeling for the pilot area financing study.

7. Status of TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2023 Legislature

In February 2023, Rue reminded everyone that the TOD Council approved a request to the Legislature to support funding for various TOD-related projects. Many of the items came from existing agency requests. Other ones included potential "shovel ready" projects and infrastructure studies on the Neighbor Islands similar to what was done in Iwilei. Senate Bill 1191, SD2, HD1 (Relating to Transit-Oriented Development) had many of the infrastructure projects included. Some of these items may be folded into House Bill 300, HD1, SD1(Relating to the State Budget) during Conference Committee.

8. Status of TOD-Related Legislative Proposals in the 2023 Legislative Session.

Rue said that Senate Bill 1295, SD2, HD1, Tax Increment Financing (TIF) proposal, did not make it out committee this year. OPSD will work on this during the interim. HR&A is including it as part of the modeling for the infrastructure financing study. More legislators understand TIF now and the bill should make more progress in the future. House Bill 1363 is moving forward. This would allow the County of Maui to opt into the general excise tax surcharge for housing infrastructure and allow Kauai and Hawaii counties to changes the use of their surcharges to include housing infrastructure.

Ian Ross pointed out that Senator Stanley Chang is moving forward on Aloha Homes bill (Senate Bill 865) with a 99-year leasehold pilot program. Rue shared that agencies have supported Senate Concurrent Resolution 162 requesting the Office of Planning and Sustainable Development (OPSD) to convene a working group to identify sites that can accommodate building 10,000 homes per year.

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

a. State and County Projects—O'ahu

- UH: UH West O'ahu, University District Lands
Michael Shibata explained that the University of Hawai'i is planning to issue an RFP for the 30-acre property near the corner of Kualaka'i Parkway and Farrington Highway for commercial development. This parcel may include a film studio and adjacent new Academy of Creative Media building. The Urban Design Plan Update is currently underway. For the (Development) Feasibility Study, the MOU and Delegation of Authority are completed. Working on the Request to Release of Funds.
- DLNR: East Kapolei Master Development Plan
Ian Hirokawa reported that the subcontractor is starting work on their Urban Design Plan.
- DOT: Farrington Highway Widening
Pradip Pant said that the utility relocation is ongoing. Construction should start in 2024.
- DAGS: Aloha Stadium Redevelopment
Chris Kinimaka commented that they are waiting for further direction on how the project and procurement will be structured. Noted that the budget bill has a number of funded

projects under Hawai'i Community Development Authority (HCDA), that DAGS is involved in.

- PSD: O'ahu Community Correctional Center Redevelopment
Wayne Takara explained that they are hopeful funding will be approved. It was included in the Senate version of the State budget.
 - HPHA: Ka Lei Momi Project
Kevin Auger said HPHA had issued a Request for Qualification (RFQ) in January 2023. They seek a development partner to take a lead role in redeveloping Hawai'i Public Housing Authority (HPHA) sites including Mayor Wright, Pu'uwai Momi, Kamehameha and Ka'ahumanu Homes, and Hale Laulima (O'ahu); Lanakila Homes (Big Island); and Kahikili Terrace (Maui). Mayor Wright is identified as the highest priority. The overall goal is to deliver 10,000 new units within 10 years.
 - HHFDC: Kahului Civic Center
Minakami mentioned that the RFP was released.
 - City: Chinatown Action Plan
Tim Streitz reported that the Kekaulike Mall project kicked off and is expected to be completed this October. It is located between Hotel and King Streets.
 - City: Blaisdell Center Master Plan
Renovation work is about to start and should be completed in June 2024. The City is working on some short-term improvements.
 - City: Halawa TOD Zoning
The City is nearing completion on the draft Hālawā TOD Zoning. Community meetings will be held starting in May.
- b. State and County Projects—Kaua'i
- COK: Kilauea Town Affordable Housing Master Plan
Jodi Higuchi Sayegusa said that Planning Department will be working with Housing Agency to integrate TOD elements in scope of work plans.

10. Announcements

- a. Next Meeting and Preliminary Agenda Items for Future Meetings
- i. May 2023 No Meeting
 - ii. June 16, 2023 Presentation: TBD
TOD-Related Legislative Proposals and Other TOD Project CIP
Requests for 2023 Legislative Session
FY2024 TOD CIP Planning Grants Announcement
Standing Report—TOD Project Updates on Projects in *State
Strategic Plan for Transit-Oriented Development*
Legislative Proposals for the 2024 Legislative Session

- b. TOD CIP Planning Grant Recipients Meeting – May 19, 2023, 9:30 a.m., Virtual/in-person Meeting will be held with current and former grantees to review grant reporting requirements and discuss how the CIP grant process, administration, and staff support can be improved and lessons learned to date.
- c. Hawai'i Congress of Planning Officials (HCPO) Conference, September 6-8, 2023, Honolulu, O'ahu
- d. Others

11. Adjournment

There being no further business, the meeting was adjourned at 11 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: Andrew Tang, HPHA
Austen Drake, SSFM
Dan Yashima, OPSD
Bill Snipes
Blue Kaanehe, DLNR
Brendon Conboy, COM Department of Planning
Brian Isa, DAGS
Brian Lee, Haw Hawai'i Laborers and Employers Cooperation and Education Trust Fund
Derek Inafuku, UH-Honolulu Community College
Derek Wong, DLNR
Dora Choy, DAGS
Dr. Garcia
Mark Hakoda, HCDA
Hilarie Alomar, Kamehameha Schools
Ian Ross, Office of Senator Stanley Chang
Jacky Takakura, COM Department of Planning
Jennifer Maydan, COM Department of Planning
Joe Bower, Leo A Daly
Joseph Earing, DAGS
Karen Comcowich, COM Department of Planning
Karen Seddon, EAH Housing
Kevin Auger, HPHA
Kiana Otsuka, Hawai'i State Energy Office (HSEO)
Lauren Yasaka, DLNR
LeAnn Gentry
Stacey Aldrich, HSPLS
Stacie Kaneshige, HSPLS
Linda Munsell, COM Department of Housing and Human Concerns
Mallory Fujitani, HSPLS
Mark Lombawa, hi•arch•y llp
Nathalie Razo, PBR Hawai'i
Pane Meatoga, III

Phil Camp, hi•arch•y llp

Pradip Pant, DOT

Sarah Watson, Leo A Daly

Susie Fong, US Navy NAVFAC

Tim Wong, Office of Hawaiian Affairs (OHA)

Trinity Gilliam, HSEO VISTA

Trisha Yamamoto, Ulupono Initiative

Zachary Bergum, COH Mass Transit Agency