

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 57**  
**Friday, June 16, 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**

[https://files.hawaii.gov/dbedt/op/lud/20230616%20TOD%20Mtg/GMT20230616-193417\\_Recording\\_1686x768.mp4](https://files.hawaii.gov/dbedt/op/lud/20230616%20TOD%20Mtg/GMT20230616-193417_Recording_1686x768.mp4)

Members/ Designees Present:	Randy Chu, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Chris Kinimaka, Department of Accounting and General Services (DAGS) Nancy McPherson, 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) Ryan Tam, Hawai'i Community Development Agency (HCDA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Tim Streit, City and County of Honolulu (City) Zendo Kern, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, 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:	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) Senate Chris Lee, Hawai'i State Senate
Other Designees/ Alternates Present:	Katia Balassiano (OPSD) Harrison Rue (OPSD) David DePonte (DAGS) April Surprenant (COH)
TOD Council Staff:	Ruby Edwards (OPSD) Carl Miura (OPSD)

1. **Call to Order**

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

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of April 21, 2023 Meeting**

The April 21, 2023 meeting minutes were approved as circulated.

4. **Informational Presentation**

Chu explained that the Hālawā area TOD Plan was adopted by the City Council in December 2020. City DPP is initiating mixed-use zone changes and a TOD special district around the Hālawā rail station to facilitate implementation of the TOD Plan.

**City TOD Planning and Zoning Update: Hālawā TOD Area Plan Zoning**

- Presentation by Tim Streitz, City Department of Planning and Permitting, Transit-Oriented Development Division

*The City is proposing a TOD Special District and mixed-use zoning and to increase density and improve site layouts and ground-floor building design of new development in Hālawā. The presentation will include proposed regulatory changes, including heights and density bonuses in return for community benefits.*

Tim Streitz pointed out that all of the TOD Neighborhood Plans have been adopted. TOD zoning changes in the Waipahu and Aiea-Pearl City areas have already been approved by the City Council. The Hālawā Area TOD zone changes will be put before the City Council next.

He went over the planning process including identification of issues and opportunities, a market study, public outreach, and development of a “preferred” station area. The following TOD principles guided their work:

- Strong connection between stadium and station,
- Comfortable multi-modal access,
- Create a destination which included retail and entertainment,
- Reflects a variety of lifestyle through a diversity of housing types,
- Encourages more visitation by having a working district,
- Promote sustainability,
- Provide cultural programs and public events, and
- Offer active, open, and community spaces.

One of the recommendations of the planning process was to implement zoning and adequate infrastructure to allow for full buildout. Throughout the process, there were numerous opportunities for public participation. This process informed the proposed revisions to the Land Use Ordinance, including TOD Special District regulation, and zoning maps.

The objectives of the TOD Special District are: mixture of density and activity; maximize transit ridership; offer alternative modes of transportation; connectivity and convenient access; quality urban design; streetscape amenities; mix of housing types; publicly accessible space, and economic enhancement. The proposed zoning enables 2,000-6,000 new residential units, about 1.7 million square feet of commercial space, and several hundred hotel rooms. It changes single to mixed-use

districts to allow for residential-commercial uses on the same property. The TOD Special District allows for bonus heights and density.

The TOD Special District regulations include form-based guidance. Applications bypass discretionary review and go straight to building permit, if plans comply with the proposed code.

Projects requesting significant height and density bonuses will need to provide “community benefits” that could include:

- Affordable housing beyond the island-wide affordable housing requirement.
- Open space, parks, and plazas.
- Right-of-way improvements.
- Financial contributions to existing community amenities or public uses.
- Facilities that enhance multi-modal transportation and pedestrian experience.

The community meeting last month had a good turnout. The City and County had invited all property owners impacted by the zone changes to attend. Overall, agency comments were supportive. One of the departments asked if the up zoning can be extended to the Pu‘uwai Momi site to increase the development potential.

As far as next steps:

- The final proposal will be submitted to the Planning Commission in summer 2023
- Planning Commission public hearing and recommendation submitted to City Council summer/fall 2023
- City Council public hearing and final decision.

Similar special district regulations will apply eventually to all TOD stations areas. Some rules will be tailored to the TOD neighborhood. Susie Fong asked that they can keep the Navy informed and be allowed to comment especially if they are considering expanding the special district to Pu‘uwai Momi. They may have security concerns for high-rise development along Kamehameha Highway that need to be addressed. Streitz said that projects seeking a bonus height will be provided an opportunity for public comment. Chris Kinimaka mentioned that they are in communication with Navy regarding the Aloha Stadium development. Streitz explained that the Aloha Stadium area is currently zoned R-5 which allows up to 25 feet in height for single family districts. BMX-3 will allow a bonus height of 125 feet if the developer provides community benefits within the district. The proposal allows maximum height of 250 feet next to the rail station and transitions lower as the area blends into the neighborhood.

Ryan Tam said that HCDA does not have any plans to do an overlay district at Hālawā. Harrison Rue added that the law established by SB 2898 (2022) allows HCDA to set up infrastructure improvement districts and improve infrastructure within the district as needed. OPSD and other agencies have been working with them to build infrastructure such as in Iwilei area. The City zoning is set up to give State properties an option to use the TOD zoning in special districts. The State Hālawā-Stadium Priority Area is similar to the City TOD area, but also includes O‘ahu Community Correctional Center Redevelopment (OCCC). In order to relocate the current OCCC from Kalihi to Hālawā, the animal quarantine facility has to move first. Developers believe that the current location needs to be cleaned up or moved before any development can occur. The relocation is not a TOD project, but it will provide a great TOD opportunity on the existing OCCC site in Kalihi.

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

*Update on TOD-related CIP budget requests for Fiscal Year 2023-2024 recommended by the TOD Council for funding by the 2023 State Legislature; announcement of FY24 State TOD CIP Planning Grant Opportunity.*

Mary Alice Evans thanked the Legislature for their efforts in getting TOD-related CIP funds approved in the State budget.

a. **House Bill 300, HD1, SD1, CD1 / Senate Bill 354, Relating to the State Budget**

• **Office of Planning and Sustainable Development (BED-144)**

Rue thanked Representative Nakamura for her support. OPSD received \$2 million for grants to the State or county agencies for TOD project planning. He asked members to consider whether they want to apply for funds for new projects or for infrastructure master plan/preliminary EIS for existing master plans/projects.

• **Hawai'i Community Development Authority (BED-150)**

Ryan Tam reported that they received \$18.5 million for Kaka'ako Street Upgrades, \$86 million for Iwilei-Kapālama TOD Infrastructure Design and Construction, and \$35 million for UH-West O'ahu from the Legislature. However, Iwilei-Kapālama TOD Infrastructure Design and Construction funding may be reduced to \$25 million, with other potential reductions pending.

• **Hawai'i Housing Finance and Development Corporation (BED-160)**

Chu said HHFDC received \$50 million for Dwelling Unit Revolving Fund (DURF) for affordable housing, \$100 million for Rental Housing Revolving Fund (RHRF), and \$45 million for Preschool Early Education, Teacher Housing, and Affordable Workforce Development Initiative.

• **Department of Accounting and General Services (AGS-221)**

Kinimaka mentioned that DAGS may be receiving \$9 million to be able to move forward on the Kahului Civic Center. They will be working with the Hawai'i State Public Library System to potentially relocate the Kahului Library.

• **Department of Education, School Facilities Authority (EDN-450)**

\$15,000,000 for East Kapolei High School.

• **Hawai'i Health Systems Corporation – Regions (HTH-212)**

\$1,300,000 for Samuel Mahelona Memorial Hospital facility improvements.

Kathy Sokugawa said many of the items that received funding in House Bill 300 started out in Senate Bill 1191. The proposal began as a \$2 million TOD CIP Planning Grant request, and the Senate added significant funding for specific CIP projects. A number of them are on the list of potential vetoes or reductions including Iwilei-Kapālama TOD Infrastructure Design and Construction. She suggested trying again next year. Rue thanked her for her efforts.

Laura Kodama asked whether the potential funding reduction for Iwilei-Kapālama impacts Liliha Civic Center Project. Chu said that HHFDC is continuing with the EIS and design, but construction cannot start until infrastructure is built. Rue added that \$86 million Iwilei-Kapālama TOD Infrastructure Design and Construction request came from the work that HHFDC did on the Liliha Civic Center and Iwilei Infrastructure Master Plan. Even with the lower figure, it allows the project to move forward. Since the \$86 million is in general funds, it is difficult to spend within one year.

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

*Report on TOD-related bills and resolutions in the 2023 legislative session with impact on the TOD Council and the performance of its duties. The following are of particular note for the TOD Council.*

• **House Bill 1363, HD3, SD2, CD1 / Senate Bill 1568, SD2 Relating to Taxation.**

Extends the period within which a county may adopt a surcharge on state tax, under certain conditions, from 3/31/2019 to 12/31/2023. Authorizes, in certain instances, the use of county surcharge revenues for housing infrastructure in counties having a population of 500,000 or less. Temporarily authorizes counties that have previously adopted a surcharge on state tax to amend the uses of the surcharge. (CD1)

Rue reported that House Bill 1363, HD3, SD2, CD1 was approved by the Legislature and signed into law by the Governor. Currently, the County of Maui is the only county without a .05 percent surcharge. The law will give them and other counties an opportunity to opt in to use it for housing infrastructure if it is approved by the end of the year.

• **Senate Bill 1295, SD2, HD1 / House Bill 997, HD1 Proposing amendments to article VII, sections 12 and 13, of the Hawai'i Constitution to expressly provide that the Legislature may authorize the counties to issue tax incremental bonds and to exclude tax incremental bonds from determinations of the funded debt of the counties.**

Proposes amendments to the Constitution of the State of Hawai'i to expressly provide that the legislature may authorize, by general law, political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions. (HD1)

House Bill 997, HD1 passed out of the House, but it did not make it out of the Senate. It might be reintroduced again next year. Tax increment financing will be discussed in the TOD Infrastructure Financing Study Permitted Interaction Group meetings.

• **Senate Concurrent Resolution 162, SD1 / House Concurrent Resolution 183 Requesting the Office of Planning and Sustainable Development to convene a multiagency Working Group to identify sites that have the collective capacity to accommodate ten thousand new homes per year, for the next fifty years.**

Along with HHFDC, HCDA, other State agencies, and Governor's Chief Housing Officer, OPSD is committed to working together on Senate Concurrent Resolution 162. The report will include information on which sites have capacity and infrastructure (available or planned)

and identify what additional technical studies and funding are needed to identify more sites and capacity.

Representative Nakamura said she is open to having more conversations regarding future legislation.

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. Note that this month will be ‘opt-in’ for those agencies that wish to report; rather than a roll call of every agency to ask about status of each project.*

Evans thanked everyone who participated in the TOD CIP Planning Funds Recipients meeting held in May 2023. It was held to review grant recipient’s responsibilities, reporting requirements, and receive input on ways it could be improved.

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

- UH: UH West O‘ahu

Michael Shibata announced that UH issued an RFP making lands available for a development of a film studio and mixed-commercial uses. It is located adjacent to the Academy of Creative Media and next to the Farrington Highway- Kualaka‘i Parkway intersection. They also have another RFP for a mixed-use, multi-family rental project.

b. **State and County Projects—Hawai‘i**

- COH: Mass Transit Agency

Victor Kandle introduced himself as the new administrator.

8. **Honolulu Rail Opening, June 30, 2023**

- **“Let’s Get Ready to Ride!”** The Honolulu Rail Transit system is set to begin operations from East Kapolei (Kualaka‘i Station) to Aloha Stadium (Hālawa Station) during the July 4th weekend. This 11-mile stretch is the first phase of the project. The presentation will include opening day events, passenger education, interim operational plans, fares, schedule, security, and quick update on future segments.

Renee Espiau announced that the Skyline will start operation on June 30, 2023, 2 p.m., with free rides during the July 4<sup>th</sup> weekend. They are setting up preview rides for special groups who are interested. They currently have openings on June 27 and 28. Participants will be able to ride from Hālawa Station to the Kualaka‘i Station, but they will not be able to get on and off the station stop until it is fully staffed. She said to let her know if the TOD Council is interested.

- **Report on Pre-Honolulu Rail Opening Senate Legislative Briefing, June 5, 2023**

Rue reported that the TOD Council gave Senate Ways and Means Committee a briefing in early June prior to their scheduled preview ride. They primarily wanted to know where the allocated

funding was being spent. OPSD is working on a map that they will be able reference when they go on the tour.

7. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meeting**

i. July 21, 2023      TOD Project Presentation: Samuel Mahelona Memorial Hospital  
TOD Master Plan Update and Programmatic EIS  
FY2024 Statewide TOD CIP Planning Funds; Call for Proposals  
Standing Report—TOD Project Updates on Projects in *State  
Strategic Plan for Transit-Oriented Development*  
Ideas for Legislative Proposals for the 2024 Legislative Session

ii. August 2023      No TOD Council Meeting  
TOD CIP Planning Funds County Informational Meetings  
(pending enactment)

iii. September 15, 2023      Presentation: TBD  
Projects Proposed for Inclusion in the State Strategic Plan  
FY2024 TOD CIP Planning Fund Awards  
Initial request for updates to TOD project fact sheets – due in  
December  
Standing Report—TOD Project Updates on Projects in *State  
Strategic Plan for Transit-Oriented Development*  
Legislative Proposals and TOD CIP Requests for the 2024  
Legislative Session

b. **Hawai'i Congress of Planning Officials (HCPO) Conference, September 6-8, 2023, Honolulu, O'ahu. Visit <https://hawaii.planning.org/hcpo-23/>. If you have any questions, please contact [registrar@pacificrimconcepts.com](mailto:registrar@pacificrimconcepts.com) or 808-864-9812.**

Streitz invited interested individuals to sign-up for HCPO 2023 scheduled for September 6-8 at the Sheraton Waikiki. Program agenda should be posted to the website during the week of June 19.

c. **Others**

8. **Adjournment**

There being no further business, the meeting was adjourned at 11:08 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: Allison Rettig, COK Housing Agency  
Blue Kaanehe, DLNR  
Brian Lee, Hawai'i Laborers & Employers Cooperation and Education Trust Fund  
(LECET)  
Claudia Shay



Derek Wong, DLNR  
Franz Kraintz, CCH Department of Planning and Permitting (DPP)  
Garet Sasaki, HCDA  
Hilarie Alomar, Kamehameha Schools  
Janet Meinke-Lau  
Jennifer Lieu, Blue Planet  
Karen Seddon, EAH Housing  
Kathy Sokugawa  
Katie Rooney, Ulupono Initiative  
Kiana Otsuka, Hawai'i State Energy Office (HSEO)  
Kyle Ching, Office of Senator Stanley Chang  
Lily Zheng  
Mark Hakoda, HCDA  
Nathalie Razo, PBR Hawai'i  
Norman "Keola" Jimeno, HHFDC  
Paul Drewes, KITV  
Ren Seguritan, Kamehameha Schools  
Renee Espiau, City Department of Transportation Services  
Scott Glenn, Office of the Governor  
Sunday Mezurashi  
Susie Fong, Navy  
Tim Wong, Office of Hawaiian Affairs (OHA)  
Todd Boulanger, Biki  
Tomo Murata, HDOT  
Trisha Yamamoto, Ulupono Initiative  
Kalbert Young, University of Hawai'i  
Victor Kandle, COH Mass Transit Agency  
Zachary Bergum, COH Mass Transit Agency  
Christopher Delaney, Pacific Resource Partnership