

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 59
Friday, September 15, 2023
9:30 am

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

https://files.hap.gov/dbedt/op/lud/20230915%20TOD%20Mtg/GMT20230915-190514_Recording_Video.mp4

Members/ Designees Present:	Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair David DePonte, Department of Accounting and General Services (DAGS) Heidi Hansen Smith, Department of Health (DOH) Wayne Takara, Department of Public Safety (PSD) Ryan Tam, Hawai'i Community Development Agency (HCDA) Benjamin Park, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Tim Streitz, City and County of Honolulu (City) Natasha Soriano, 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
Members/ Designees Excused:	Brooke Wilson, Office of the Governor Keith Hayashi, Department of Education (DOE) Kali Watson, Department of Hawaiian Home Lands (DHHL) Catherine Betts, Department of Human Services (DHS) Dawn Chang, Department of Land and Natural Resources (DLNR) Ed Sniffen, Department of Transportation (DOT) Brennon Morioka, Stadium Authority (SA) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Other Designees/ Alternates Present:	Katia Balassiano, OPSD Harrison Rue, OPSD Randy Chu, HHFDC
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD

1. Call to Order

Dean Minakami, Co-chair, called the meeting to order at 9:33 a.m. A moment of silence was held to honor the victims of the Lahaina tragedy.

2. Introduction of Members

Members and guests introduced themselves.

3. Review and Approval of Minutes of July 21, 2023 Meeting

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

4. TOD Project Presentation

DLNR East Kapolei Conceptual Urban Design Plan

Presentation by Nelson Peng, James McConnell, and Joey Scanga, HDR

Lauren Yasaka introduced the HDR team and conceptual urban design plan for three of the DLNR East Kapolei parcels. Nelson Peng set the context of the project area as relatively flat with good views of surrounding mountain ranges. East Kapolei and Downtown Honolulu are two key areas intended for mixed-use with Skyline connecting them. This area is included in the East Kapolei Neighborhood TOD plan approved in 2022. The main circulation elements are H-1, Farrington Highway, Kualaka'i Parkway, and the Skyline. The Hunehune Gulch goes through Parcel 3, and Kalo'i Gulch splits Parcel 2 and part of Parcel 1. The buildings closest to the rail station will be zoned for higher heights and density. East Kapolei has a lot of important elements like the two gulches, Hawai'i Tokai International College, UH-West O'ahu Great Lawn, University Office Park, Green Corridor, and Keone'ae Rail Station. All of these need to be tied together into a well-connected neighborhood.

DLNR is currently working on a land exchange agreement with DR Horton. If it is approved, DLNR's Parcel #1 will gain 11.4 acres, and Parcel #3 will lose about 10.6 acres. The development programming will remain the same whether the land exchange goes through or not. The plan is to have about 64 acres industrial, 124,000 square feet commercial, 1,000 residential units, and 180 hotel rooms. Each parcel has two designs to accommodate both scenarios.

Parcel #1 (Adjacent to the Keone'ae Rail Station)

Scheme 1

Main Points: Buildings will be vertically mixed with retail and residential components. The layout features a main street, linear green, and taller buildings framing the views. It will also have a walkable street network with some dead -end streets for future connectivity, a couplet between Farrington Highway and Ho'omohala Avenue with green space in the middle, bus transit center, and park and ride. The tallest apartment building will be built on top of the anchor tenant. Two acres of detention pond will be required. Even though a lot of homes are being built in the region, there are currently no major office or retail spaces available in the area.

Program Summary: 750 apartment units; 100,000 square feet of commercial space for retail, office, and grocery; 1,200 park and ride stalls; and 180-key hotel.

Scheme 2 (Preferred)

Main Points: This layout provides a main street and tall buildings with great views. Since DLNR can only do ground leases, in this scheme the residential and commercial uses are not vertically

mixed. This can result in longer and more favorable leases. It will feature an enclosed triangular park. The anchor tenant will be a standalone big box retailer.

Program Summary: 120,000 square feet of commercial space; 1,200 park and ride stalls; 180-key hotel; and 758 apartment units.

Without Land Exchange:

Main Points: Each building will have separate uses which will provide more favorable lease terms especially for retail. It will have a main street and tall buildings with great views.

Program Summary: 756 residential units will spill over to mauka side of the rail guideway. All other programming will remain the same.

Parcel #2 (East of the Kualaka'i Parkway and Mauka of Farrington Highway Intersection)
Scheme 1

Main Points: This parcel has limited access due to the H-1 Freeway on the north. East-West Street connects Parcel #2 to Parcel #3 and Ho'opili development. North-South Street connects to Parcel #1. A 2.2-acre detention pond will be required.

Program Summary: 21.7 acres of light industrial/warehouses; 6.3 acres of business park; and 173 tuck under residential and 90 townhouse units.

Without Land Exchange (Preferred Scheme):

Main Points: Land exchange will not impact Parcel #2, but there could be a slightly different scenario. They could build 58 lower cost townhome units and 56 apartment units since they are providing housing to accommodate 50-80 percent AMI residents. Light industrial/warehouses along Kualaka'i Parkway below H-1 Freeway will buffer any noise for the residential area.

Program Summary: 21.7 acres warehouse; 6.3 acres business park; and 173 tuck-under, 58 townhouse and 56 apartment units.

Parcel #3 (Across UH-West O'ahu along Farrington Highway west of Kualaka'i Parkway)
Without Land Exchange:

Main Points: HDR proposes to modify the existing alignment of Hunehune Gulch to make the parcel more efficient for development. Light industrial/warehouses would be placed closer to the freeway as a noise buffer for the business park. Since the business park is closer to the UH-West O'ahu Campus, they envision a similarly landscaped gateway to connect to their Road A. Two intersections on Farrington Highway will be provided. A 40-foot easement is required to access to an additional water tank. For vehicle circulation, they propose separate roads for trucks and passenger vehicles. A 3-acre detention pond is needed.

Program Summary: 12.8 acres light industrial/business park; and 28.4 acres of warehouse space.

With Land Exchange:

Main Point: The business park area would be significantly reduced.

Program Summary: 4.6 acres for business park; and 28.4 acres for warehouse space.

Typically, there are five housing types. The least expensive is the garden apartment and tuck under (back-to-back townhomes or multi-plex). The next costlier types are wrap (structured parking/courtyard), podium (separate podium or ground floor podium), and mid/high rise (structured parking/courtyard). When the developer and funding sources are identified, they will have a better idea on what will actually be built. All types can be easily accommodated in the urban design plans.

DLNR currently does not have water and sewer capacity available for the properties. All of the infrastructure will need to be installed. The legislature provided funds to the Hawai'i Community Development Authority (HCDA) to work on the East Kapolei Infrastructure Master Plan. HCDA has delegated the project to the Office of Planning and Sustainable Development (OPSD) to manage, and OPSD will be issuing the RFP soon. The project will look at the infrastructure needs of the entire area and specifically explore ways to increase density. Also, the City and County of Honolulu (City) has \$2 million available in potential funding with a State match that can go towards East Kapolei infrastructure planning.

For Parcel #2, the residential units are expected to serve 60-80 percent AMI population. Currently, the only connection within the property is East-West Street to the Ho'opili development. There are no current plans to connect the dead-end portion near the H-1 Freeway of North-South Street.

In Parcel #3's light industrial/business park, DLNR would like to have businesses that tie into programs that UH-West O'ahu offers.

5. **Projects Proposed for Inclusion in the State TOD Strategic Plan**
a. Hale Nana Kai O Kea Redevelopment

Andrew Tang (HPHA) described the Hale Nana Kai O Kea site on Kauai, which has only 38 residential units on a 3.5-acre parcel. The current site is underutilized. The buildings were built in 1977. It is adjacent to the Samuel Mahelona Memorial Hospital (SMMH). During the SMMH TOD Master Plan Update and Programmatic EIS Project, the HPHA site was a "puka" in the planning process. HPHA would like to use this opportunity to coordinate efforts with the SMMH project and TOD Kawaihau Multi-Modal Project. They envision more density and redeveloping the site to integrate into the SMMH TOD community. They applied for the TOD CIP Planning Funds to look at massing, infrastructure needs, and environmental reviews.

It was moved by Ryan Tam and seconded by Jodi Higuchi Sayegusa. The motion to include the project in the State TOD Strategic Plan was approved.

6. **FY2024 Statewide TOD CIP Planning Fund Awards**
Projects Selected for funding; Project Presentations

Rue noted that OPSD announced at the last meeting in July that \$2 million of TOD CIP funds appropriated to OPSD was being made available this year to provide seed money to public agencies to advance TOD projects in the State TOD Strategic Plan. A Call for Proposals was issued in July, and county informational meetings were held later that month. After learning about the devastating fires in Lahaina in August, OPSD started the initial process to dedicate \$1 million of the \$2 million CIP appropriation to help support Maui County in post-disaster long-term recovery planning. Everyone is hoping this will make a small difference in helping the Lahaina community. Agencies were informed that only \$1 million would be available to fund other project proposals.

These funds (like many CIP-funded projects) are temporarily on hold due to budget uncertainties related to Maui post-disaster recovery needs. However, OPSD wishes to move forward with announcing the awards conditionally, pending resolution of budget issues.

The following proposals were selected for awards:

- Hale Lailima (HPHA); \$250,000

Tang described the current facility as having 36 residential units on a 3.96-acre property built in 1981. It is low density and underutilizes the land. Hale Laulima is located near Waimano Home Road in Pearl City and part of nine targeted sites in the Ka Lei Momi Redevelopment Initiative. It is right outside of the half-mile radius and considered very walkable. The area is part of the Aiea-Pearl City Neighborhood TOD Plan. This is an opportunity to redevelop the site into a TOD that connects and contributes to the surrounding community. HPHA would like to explore the development potential by looking at massing models, initiating environmental review, and assessing brownfields issues as required by U.S. Housing and Urban Development (HUD).

The rail station area has no residential buildings. Hale Laulima will encourage ridership since the park and ride for the rail station is on hold.

- Hale Nana Kai O Kea Redevelopment (HPHA); \$350,000
(Tang presented this project under agenda item #5)
- Kukuiola Villages 9 Permanent Supportive Housing (COH); \$400,000
Neil Erickson explained that the funding is for Phase 3 of the project. The project links Kailua-Kona with future expansion of UH- Hawai'i Community College, Pāalamanui Campus. The project is located near the West Hawai'i Civic Center off Kealakehe Parkway. The region has seen a lot of residential development in the last 10 years. Based on the environmental assessment published in 2019, County of Hawai'i is expected to have a shortfall of 10,000 units by 2025. This project is expected to provide housing for 30–60 percent AMI individuals. The consultant will be working on topography, mass planning, concept layouts, architectural designs, unit count, and possible traffic impact report. The site is next to an existing sewer line and roads are in place. It also has water, electrical, and telephone available. In January 2023, they held a groundbreaking to start work on the access road. Currently, bid documents are being completed. Phase 2 is now out with an RFP and hoping to kick off in October 2023. Phase 3 is expected to start in early 2024.

7. **Legislative Proposals and TOD CIP Requests**

Discussion on future TOD-related bills and resolutions for the 2024 legislative session that may impact the TOD Council and to encourage future infrastructure, financing, mixed-use development, and affordable housing.

Mary Alice Evans explained that State government is in the legislative cycle where agencies are submitting draft bills to be reviewed by the Department of the Attorney General and Department of Budget and Finance. The Governor will decide whether to include a proposal in his bill package. The following proposals were submitted by OPSD for the Governor's consideration:

- Making the General Excise Tax surcharge permanent or for an extended period and allowing most Counties to use it for housing infrastructure and transportation.
- Anticipating other funding and financing proposals from the TOD Infrastructure Finance Study such as amending the conveyance tax statute.
- Recognizing the Department of Public Safety's new name in the TOD Council's enabling authority.
- Resubmitting the Tax Increment Financing (TIF) Constitutional Amendment bill to clearly enable counties to use TIF to front load infrastructure for county projects such as affordable housing.

OPSD is also working with other agencies on TOD infrastructure budget requests.

8. Senate Ways and Means Committee (WAM) Site Visits

Brief report on Senate WAM Committee visits to TOD projects on O'ahu, Maui, and Kaua'i.

Evans reported that the Senate Ways and Means Committee (WAM) has established a practice of doing site visits to the Neighbor Islands and on O'ahu during the interim. This year, they are focusing on TOD projects. The group went to the current O'ahu Community Corrections Center (OCCC) and the proposed site in Hālawā where the Animal Quarantine Station is located. OCCC is a good site for redevelopment. It is also important to move the inmates to a modern correctional facility. During their trip to Maui, they focused on the Kahului Civic Center Mixed-Use Complex which can be redeveloped with a library and residential units. It is located next to the Central Maui Transit Hub and Ka'ahumanu Avenue Community Corridor. The group met yesterday on the Island of Kaua'i to visit the Līhu'e Civic Center Redevelopment and SMMH Projects. They will be going to the Big Island in November.

9. Hawai'i Congress of Planning Officials (HCPO) Conference Highlights

Brief comments and reflections on the 2023 HCPO Conference.

Rue thanked City Department of Planning and Permitting (DPP) and American Planning Association (APA) – Hawai'i for organizing this year's HCPO. He enjoyed the Names Along the Skyline Breakout Session presented by Jon Nouchi, who outlined how the City and Honolulu Authority for Rapid Transit (HART) came up with the station names. Michael Shibata extended a special "shutout" to the City DPP for organizing the conference. He mentioned that APA- Hawai'i will be posting the PowerPoint slides from the breakout sessions on their website and notifying conference attendees by email when they are available. Next year's conference will be on the Island of Hawai'i at the Westin Hāpuna Beach Resort on September 11-13, 2024.

10. 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.

a. State and County Projects—O'ahu

City: East Kapolei Area

Tim Streitz mentioned that DPP is going to work on the East Kapolei Area TOD Zoning next. He is looking forward to working in the East Kapolei area with DLNR and UH-West O'ahu. Hālawā Area TOD Zoning is currently going through the City Council approval process.

UH: UH-West O'ahu University District

Shibata said UH is working with HCDA and HHFDC to fund and develop the onsite infrastructure for about 20 acres. In the future, they will procure a developer to build multi-family and workforce housing near the second rail station.

b. State and County Projects—Kaua'i

COK: Līhu'e Civic Center Mobility Plan

Higuchi Sayegusa said that the Līhu'e Civic Center Mobility Plan is almost finished, and the County looks forward to presenting it at a future TOD Council meeting. Rue mentioned that it is tentatively scheduled for the November meeting.

COK: Līhu'e Civic Center Redevelopment Plan

She said that they are looking forward to kicking off the Līhu'e Civic Center Redevelopment Plan Feasibility Study, possibly around September 27-29.

c. **State and County Projects—Maui**

HHFDC: Kahului Civic Center Mixed-Use Complex

Minakami reported that the HHFDC Board approved EAH Housing as the developer for the residential portion of the project. Based on their proposal, they are planning to build 303 residential units. Rue noted that HHFDC's RFP included language requiring the developer to include a master plan integrating the Central Maui Transit Center and civic center portion.

Scott Forsythe thanked everyone for dedicating the \$1 million TOD CIP Planning Funds for Maui.

COM: West Maui TOD Corridor Plan

The West Maui TOD Corridor Plan is nearing completion, and the County is considering what next steps to take to address long-term post disaster recovery planning.

11. **Announcements**

a. **TOD Project Fact Sheet Revisions**

Minakami announced that each State TOD Project in the Strategic Plan has a corresponding Project Fact Sheet that provides valuable data including location, acres, description, cost, and maps. As the project progresses, updates need to be made to provide the most current information. OPSD will be asking agencies in December to provide any updates to each of your projects.

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

- i. October 2023 No Meeting
- ii. November 17, 2023 Presentation: TBD
Action: Draft Annual Report Review and Acceptance
Action: Delegation of Testimony Authority to Co-Chairs
TOD Infrastructure Financing Study Preliminary Report Out
Possible CIP Budget Items for FY2024
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
- iii. December 2023 No Meeting – Holiday Break!

c. **Others**

12. **Adjournment**

There being no further business, the meeting was adjourned at 10:47 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
Blue Kaanehe, DLNR
Bonnie Arakawa, UH-West O'ahu
Brian Lee, Hawai'i Laborers and Employers Cooperation and Education Trust Fund (LECET)
Carson Schultz, HPHA
Charlene Oka-Wong, HCDA
Chico Figueiredo, Office of the Governor
Dayna Vierra, DLNR
Denise Iseri-Matsubara, City Office of Housing
Derek Wong, DLNR
Emily Murai, Munekiyo Hiraga
James Francucci, Hawai'i State Energy Office (HSEO)
James McConnell, HDR
Joey Scanga, HDR | Calthorpe
Katie Rooney, Ulupono Initiative
Lauren Yasaka, DLNR
Lindsay Apperson, Office of the Governor
Neil Erickson, COH Office of Housing and Community Development
Nelson Peng, HDR | Calthorpe
Phil Roque, Office of Representative Nadine Nakamura
Roxanne Kalashian
Sarah Giardina, HDR
Siying Zhao, HDR
Susie Fong, NAVFAC Hawai'i
Tami Whitney, Office of the Governor
Tessa Munekiyo Ng, Munekiyo Hiraga
Victor Kandle, COH Mass Transit Agency
Yukino Uchiyama, Munekiyo Hiraga
Zac Bergum, COH Mass Transit Agency