

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 58
Friday, July 21, 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.hawaii.gov/dbedt/op/lud/20230721%20TOD%20Mtg/GMT20230721-193242_Recording_1920x1080.mp4

Members/ Designees/ Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Albert Palmer, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>David DePonte, Department of Accounting and General Services (DAGS) Darrell Ing, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Russell Tsuji, Department of Land and Natural Resources (DLNR) Harold Alejandro, Department of Public Safety (PSD) Tammy Lee, Department of Transportation (DOT) 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 Streitz, City and County of Honolulu (City) April Surprenant, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative</p>
Members/ Designees/ Excused:	<p>Brooke Wilson, Office of the Governor Keith Hayashi, Department of Education (DOE) Ian Hirokawa, DLNR Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Senator Lorraine Inouye, State Senate Cathy Camp, Central Pacific Bank, Business Community Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD Harrison Rue, OPSD Natasha Soriano, COH</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD Carl Miura, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:32 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of June 16, 2023 Meeting**

The June 16, 2023 meeting minutes were approved as circulated.

4. **Reflections on Opening of Honolulu Skyline**

Feedback on rail beginning service and takeaways for the TOD Council.

Harrison Rue reminisced that the Skyline opened after over a generation's worth of effort. When he rode it for the first time, he was surprised at the amount of asphalt that was visible along the rail corridor. Most of the parking lots looked half empty, and it shows tremendous opportunities for redevelopment. Andrew Tang mentioned that Hawai'i Public Housing Authority (HPHA) has the Pu'uwai Momi property adjacent to the Hālawā Station. It is an opportunity to make sure the new development has much better pedestrian connectivity to the rail station. Currently, residents have to walk along a busy highway. The point of providing housing close to rail is to help reduce transportation costs and give residents easy access. Any development in this area should embrace pedestrian, rail, bus, and bike connectivity. He saw firsthand the inconveniences that people have to go through. Rue commented that the higher elevation gave him a different perspective on the development opportunities at Aloha Stadium. Looking from East Kapolei near the Kroc Center, he was able to see all of Honolulu. The views will be a great marketing opportunity. John Fink added that he saw temples and small farms that he was not aware of before. He shared that rail traveled about 51 miles per hour during his ride and can go up to 55 mph.

5. **TOD Project Presentation**

Samuel Mahelona Memorial Hospital (SMMH) TOD Master Plan Update and Programmatic EIS

Presentation by Representative Nadine Nakamura, House of Representatives; Lance Segawa, Hawai'i Health Systems Corporation (HHSC); and Kimi Yuen, PBR Hawai'i

The updated master plan focuses on the integration and use of adjacent State lands and broader community input for the creation of a wellness community anchored by a modernized and expanded SMMH. The new community will include affordable housing, public facilities, and other uses including those with revenue-generating potential, and will be served by bus transit. The presentation will discuss the final conceptual master plan, elements and features, EIS, and next steps to establishing its 34-acre campus to serve the Kāua'i community.

When Representative Nakamura joined the House of Representatives, one of the things she wanted to address was the 35 acres of vacant land surrounding Samuel Mahelona Memorial Hospital (SMMH). She obtained the funding to do initial master planning work, which was completed by G70. The project received another \$1 million to expand the scope to include the adjacent lands held by various State agencies. Kapa'a Public Library relocation to the site was included since the existing library needs to be relocated from its current shoreline location. A \$10 million appropriation was approved in 2022 for water well development and tank upgrades. She is excited that this has been a community-based partnership and a transit-oriented development on a bus line.

Initially, the project started as a way to generate additional revenues for hospital expansion and operations. Now, it will complement the healthcare and housing needs of the community.

Lance Segawa added that the hospital can be a hub because it has enough land to create a wellness village. He is very excited about the potential development. He thanked Representative Nakamura and the Legislature for the support.

Kimi Yuen mentioned that the priorities of the 2020 SMMH Master Plan priorities have been carried over to this update, including:

- Senior care
- Behavioral healthcare
- Affordable housing
- Multi-generational and multi-use healthcare wellness village
- Resilient and sustainable campus
- Increase property utilization using Smart Growth principles that support transit-oriented development (TOD)
- Partnerships with private, county and state organizations
- Expanded, convenient, and accessible community amenities

The revised plan looked at how to integrate the needs of Hale Hau'oli, Kapa'a High and Elementary Schools, Gore Park, and the County boardwalk trail with the SMMH campus. The plan also considers connectivity, relocating the Kapa'a Public Library, and finding a place for a police sub-station. Currently, the County is working on a sidewalk along Kawaihau Road to link the schools to the surrounding community including the coastline via the boardwalk.

The community survey and meeting showed that the hospital/community health facilities, open space, and senior facilities were most important to community members. The community already uses the campus for exercise. In initial community meetings, they received input about everyone's vision and hopes. The community was split on the police sub-station and its proposed location with some preferring a specialty medical clinic in the front of the campus. Senior and affordable housing were requested again. Others were worried about the density and traffic. The comment cards asked for walking paths and green space, but also residents expressed concerns about traffic and safety.

Once the outreach was completed, the consultants created several design alternatives. The community liked the idea of keeping the bluff open and having the walking paths connected to the boardwalk. The Draft Conceptual Plan will have more sidewalks, trees, and bump outs for parking to promote more walkability. It aligns different facilities at the front along Kawaihau Road such as the library, Ho'ola Lāhui Hawai'i, and Easter Seals. This will allow them to be connected to the neighboring community with easier access for their clients. If the portion of the Iwaena Road between Mimilo and Kawaihau Road is removed, they would have direct entry to Gore Park. The sidewalk at the front of the campus will be preserved in the plan. They provided a space for future housing since the exact type is unknown. The only housing site that is identified is for HPHA and an adjacent lot for future redevelopment. The Conceptual Plan will include several transit stops on campus.

The hospital portion would expand by providing senior daycare, long-term care, inpatient and residential behavior health, occupational therapy, and warehouse facilities. The police substation will be moved towards the back rather than at the front of the campus. It would serve as a buffer

between the school and hospital. Due to the increased density of the area, a third road connecting the Nunu Road extension to Kuhio Highway was discussed with the Department of Transportation. Representative Nakamura was able to obtain funds to explore this possibility.

PBR Hawai‘i went out for feedback on the Draft Conceptual Plan in January 2023. Kimi Yuen provided an overview of the community feedback, with concerns still being raised about the police substation. They supported veterans and workforce housing and creating partnerships with other agencies. All of the feedback will be included in the Environmental Impact Statement (EIS). They also briefed the Kaua‘i County Council in March. The members and community were in support.

The Final Conceptual Plan is similar to the draft with a few considerations. She mentioned that there was some concern with the slope where the library is planned. A topographical survey is currently being conducted for the entire campus. SMMH has an existing, old physician’s house located in the front that could be an option for Easter Seals to relocate to if it is renovated. DOH prefers using some of the commercial building space instead of a proposed separate building. Residents had some apprehension about the mini roundabouts at the two intersections.

The next step is the Programmatic EIS process with the following tentative schedule:

- EIS Preparation Notice (EISPN); Summer-Fall 2023
- 30-day public comment period; Fall 2023
- Draft EIS including the EISPN comments; Fall-Winter 2023
- 45-day public comment period
- Final EIS; Spring-Summer 2024

Potential Phase I improvements and status of other activities:

- SMMH Warehouse Relocation – This needs to happen first.
- SMMH In-Patient Behavioral Health Facility - This project will be tied into this EIS. SMMH already has conceptual plans.
- Transitional Housing - Kauai Housing Agency will be looking into a possible site here.
- Kapa‘a Public Library - A separate PBR Hawai‘i team is working on a preliminary design report for the library for the Hawai‘i State Public Library, so this will be coordinated with the SMMH plan work.
- SMMH Internal Loop Road – Representative Nakamura was able to get some funding for preliminary engineering and design work.
- Police Substation – Kaua‘i Police Department had an Environmental Assessment completed for their earlier location, so it needs to be revised.
- Current Topographic Survey – It is under contract.
- Ongoing Coordination with State and County agencies – Agency property parcels are overlapping with the new plan.
- New SMMH Master Plan Implementation Working Group – It should get started in August 2023.
- Feasibility Study
- Project Development Use (PDU) Permit – County land use permit needed after EIS is completed due to increased density.

6. **HPHA Request to Remove Kalanihulia Homes from the State TOD Strategic Plan**

Action: Council acceptance of removal of Kalanihulia Homes

Ruby Edwards noted that the State TOD Strategic Plan is a broad framework to move TOD forward statewide and has the flexibility to adapt to agency needs. When the plan was developed in 2017, HPHA identified Kalanihulia Homes near Chinatown as a TOD project. Andrew Tang from HPHA explained that Kalanihulia Homes has only 1.9 acres. It is currently a 15-story building with senior housing. HPHA isn't considering redevelopment of the site for the near future since the site is small and already densely developed.

It was moved by Andrew Tang and seconded by Representative Nakamura to remove the HPHA Kalanihulia project from the State TOD Strategic Plan. The motion was approved.

7. FY2024 Statewide TOD CIP Planning Funds; Call for Proposals

Guidelines, County Informational Meetings, Potential Projects, and Proposal Submittal Deadline (Friday, August 25, 2023)

Harrison Rue announced that OPSD received a \$2 million appropriation for Fiscal Year 2024 for the TOD CIP Planning grants. About 21 grant awards have been given to State and County agencies in prior years. He thanked the Legislature, Representative Nakamura, and Governor for approving the funding. A Request for Proposals (RFP) was issued on July 5, 2023. The money may be used for: funding for planning, feasibility and cost studies; infrastructure assessments; preparation of environmental review documents; and coordination efforts. He pointed out that OPSD would be interested in seeing current plans move forward like doing an infrastructure master plan or feasibility study. Proposals are due on Friday, August 25, 2023.

The County Informational meetings have been scheduled for O'ahu, Kaua'i, and Big Island. OPSD plans to go over the details and answer any questions agencies may have about the funding. State and County staff were encouraged to attend especially if they are considering co-location or if a potential project could impact their agency. The dates and times are listed under Announcements. An informational meeting for County of Maui has not been scheduled since they are not planning to submit a proposal this year. If any State agency wants to do a project on Maui, he asked if they could contact OPSD as soon as possible.

8. Ideas for Legislative Proposals for the 2024 Legislative Session

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.

Katia Balassiano noted that the process for developing the administration package starts in August/September. Department of Business, Economic Development and Tourism (DBEDT) entities have been asked to submit legislative ideas by August 7. Last session, several members of the TOD Council teamed up to discuss infrastructure needs for TOD and housing. The proposals take time to put together, so please talk through potential proposals and utilize the TOD Council as forum to have these discussions. OPSD is considering measures, including the tax increment financing constitutional amendment bill, amending the Department of Public Safety's (PSD) new name in the TOD Council's membership, and possibly some proposals from the TOD Infrastructure Financing Study. OPSD is offering to coordinate meetings if any agency would like to discuss future legislative proposals.

Kevin Carney asked how the Governor’s Emergency Proclamation on Housing (EP) will impact the TOD infrastructure projects and if there is something that the TOD Council should be looking at for next session to speed up production. Balassiano said OPSD is trying to understand the EP better. There were some preliminary inquiries regarding how the EP might assist various TOD CIP Planning Grant projects.

9. 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

- **DOT: Farrington Highway Widening**
Tammy Lee reported that the Department of Transportation (DOT) has the rights of entry to nine parcels. Seven are outstanding. They also have long lead construction items with Board of Water Supply waterline materials and Hawaiian Electric Company custom-steel poles. Construction is expected to start at the beginning of 2024.
- **DHHL: East Kapolei**
Darrell Ing announced that Department of Hawaiian Home Lands (DHHL) broke ground on Kauluakahai Increment II-C last week to build 127 single family lots for \$29 million. Twenty-two million dollars is being financed by the Legislature. He thanked them for the funding. DHHL will be issuing a Request for Qualifications for development of the remaining three residential subdivisions.
- **HPHA: Ka Lei Momi Project**
Andrew Tang mentioned that Highridge Costa was selected as the development partner for the Ka Lei Momi Project, which will redevelop several priority HPHA housing projects statewide.

b. State and County Projects—Kaua‘i

- **COK: Līhu‘e Civic Center Mobility Plan**
Jodi Higuchi Sayegusa commented that County of Kaua‘i (COK) is waiting for the final deliverables of the mobility plan.
- **COK: Līhu‘e Civic Center Redevelopment**
She said that they are finalizing a contract for the study with Opticos.

In the chat, Ryan Tam encouraged agencies to speak with HCDA if there is a potential need for TOD infrastructure.

10. **Announcements**

a. **Office of the Governor Emergency Proclamation on Housing**

Rue said that the EP was issued. A link to the document and rules was added to the chat. The EP will help streamline project approvals including certification of projects, evaluation of the progress of certified projects, and assist in moving projects through the regulatory or review process. Several of the TOD Council member agencies are part of the Build Beyond Barriers Working Group that will assist the Lead Housing Officer. County mayors and planning directors are part of it. OPSD is reviewing the EP to see if it can facilitate any of the TOD projects.

Rue also mentioned that Senator Schatz included some funding in the federal budget bill to assist local governments to remove barriers to housing production, update codes, etc. There should be a Notice of Funding Opportunity (NOFO) out sometime this fall. If counties are interested in submitting a joint application, OPSD would support it.

c. **Next Meeting and Preliminary Agenda Items for Future Meetings**

- i. July 2023 FY2024 Statewide TOD CIP Planning Funds; County Informational Meetings
- City and County of Honolulu – Tuesday, July 25, 11 am – 12 noon
 - County of Hawai'i – Thursday, July 27, 10:30-11:30 am
 - County of Kaua'i – Thursday, July 27, 1:30-2:30 pm
 - County of Maui – To Be Determined (TBD)

If anyone is interested in discussing an idea, Rue requested that they contact OPSD. He also invited new COH Mass Transit Agency head, Victor Kandle, to participate in the Hawai'i meeting.

- ii. August 2023 No TOD Council Meeting
TOD Infrastructure Financing Study County Permitted Interaction Groups (PIGS)

The Permitted Interaction Groups have been scheduled for the four counties between August 8-21. Counties are free to invite their staff. It is an opportunity to discuss financial analysis of selected financing tools with HR&A Advisors.

Rue also announced that County of Maui approved the General Excise Tax (GET) county surcharge to fund housing infrastructure. This was based on legislation (HB 1363, CD1) approved this past session. Balassiano asked if there are similar measures that could be considered, please feel free to contact OPSD to discuss.

- iii. September 15, 2023 Presentation: TBD
TOD Infrastructure Financing Study Update
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

If anyone has any ideas for a future presentation, Balassiano asked if they could let OPSD know. Rue suggested that DLNR's East Kapolei Conceptual Master Plan could be a possible future presentation whenever they are ready.

- c. **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 or 808-864-9812.**

Tim Streitz reminded everyone that Monday, July 31, 2023, is the deadline to register for HCPO without having to pay the late registration fee. After the 31st, it goes up from \$375 to \$410. Registration includes an evening reception, continental breakfasts, Thursday luncheon, and refreshments. There is a separate fee for the mobile workshops. The conference program has been included in the meeting materials. He encouraged everyone on the call to attend.

d. **Others**

Streitz noted that the Honolulu Planning Commission is holding a public hearing on Wednesday, July 26, on the Hālawā TOD zoning package. He asked agencies that have property in area to submit testimony. He added a link to the agenda in the chat.

11. **Adjournment**

There being no further business, the meeting was adjourned at 11:05 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: Alison Neustein, DLNR
Andrew Tang, HPHA
Blue Kaanehe, DLNR
Brian Lee, Hawai'i Laborers & Employers Cooperation and Education Trust Fund
(LECET)
Chico Figueiredo, Office of the Governor
Dayna Vierra, DLNR
Derek Inafuku, UH-Honolulu Community College

Derek Wong, DLNR
Nandana Kalupahana, House Finance Committee
Franz Kraitz, City Department of Planning and Permitting (DPP)
Karen Seddon, EAH Hawai'i
Kasie Kailikea, COH Mass Transit Agency
Kevin Auger, City Office of Housing and Homelessness
Kimi Yuen, PBR Hawai'i
Lance Segawa, Hawai'i Health Systems Corporation (HHSC)
Lauren Yasaka, DLNR
Mark Hakoda, HCDA
Pane Meatoga, III
Ty Shiramizu, PBR Hawai'i
Victor Kandle, COH Mass Transit Agency
Wren Fukada, Office of Representative Troy Hashimoto