

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 70
Friday, April 11, 2025
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/20250411TODMtg/GMT20250411-193356_Recording_3840x2088.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Scott Glenn, Office of the Governor David DePonte, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Craig Nakamoto, Hawai'i Community Development Agency (HCDA) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Kauano'e Batangan, County of Maui (COM) Cathy Camp, Central Pacific Bank, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Keith Hayashi, Department of Education (DOE) Dawn Chang, Department of Land and Natural Resources (DLNR) Tommy Johnson, Department of Corrections and Rehabilitation (DCR) Ed Sniffen, Department of Transportation (DOT) Representative Luke Evslin, House of Representatives Senator Chris Lee, State Senate Mayor Kimo Alameda, County of Hawai'i (COH)
Other Designees/ Alternates Present:	Seiji Ogawa, OPSD Randy Chu, HHFDC Ben Park, HPHA
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

1. **Call to Order**

Dean Minakami, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of February 21, 2025 Meeting**

The February 21, 2025 meeting minutes were approved as circulated.

4. **East Kapolei TOD Area Planning and Implementation Updates**

Brandon Soo (OPSD) explained that East Kapolei was identified in the State Strategic Plan for Transit-Oriented Development (2018) as one of three State TOD priority areas. The land surrounding the three East Kapolei Skyline stations are owned collectively by the State Department of Land and Natural Resources (DLNR), the Department of Hawaiian Homelands (DHHL), University of Hawai'i-West O'ahu (UH-WO), and the Department of Education (DOE). Much of the State lands in East Kapolei are undeveloped and have limited infrastructure to achieve the TOD buildout envisioned in the City's East Kapolei TOD Neighborhood Plan. The purpose of these updates was to provide an overview of State and City work being done by a number of agencies in the region.

a. ***City TOD Zoning***

City and County of Honolulu (City) East Kapolei Neighborhood TOD Plan—TOD Special District and TOD Zoning

Tim Streitz, City Department of Planning and Permitting (DPP), presented their zoning proposal for East Kapolei, which would implement the East Kapolei Neighborhood TOD Plans. The plan projects over 12,000 housing units to be built near the Keone'ae, Kālaeloa, and Honouliuli rail stations—about 32% of the entire TOD corridor's market potential.

The East Kapolei Neighborhood TOD Plan was adopted by the City in December 2020 and recommended the following changes:

- TOD Mixed-Use Zoning – Incorporating apartment and business mixed-use zones (residential, commercial, industrial) with bonus height/density for developers who provide community benefits like affordable housing.
- TOD Special District Overlay – Form-based regulations to enhance walkability, streamline permitting, and allow flexibility in site design. Increase density and regulate the site layout and ground-floor building design of new development in East Kapolei. Off-street parking is optional in TOD areas. Skip to building permits if the project is in compliance with building standards.

The goal of City adoption of TOD zoning is to reduce project costs, shorten permitting timelines, provide greater flexibility, and promote walkable, vibrant neighborhoods. The zone and special district changes are currently available for public comment through May. The final proposal is expected to move to the City Planning Commission in the summer and the City Council in the fall.

b. ***TOD Areawide Infrastructure Planning***

East Kapolei Infrastructure Implementation Master Plan (EKIIMP), Office of Planning & Sustainable Development / Hawai'i Community Development Authority

Brandon Soo and Megan Holder of Jacobs Engineering, the lead consultant, presented the EKIIMP, which will identify and prioritize regional wastewater, water, drainage, electrical, telecom, and transportation improvements required to maximize housing and development potential in the area. It will also identify costs, sequencing, funding and financing sources, and delivery mechanisms for the most cost-effective infrastructure investments. An assessment of the existing infrastructure has been completed. The development of a build-out scenario, estimating utility demands, and identifying region-wide infrastructure are currently being developed.

The EKIIMP builds on prior State TOD planning, targeting approximately 1,000 acres of largely undeveloped State-owned land. The effort moves away from the status quo of project-by-project implementation or relying on developers and homeowners to take on the financial burden of putting in critical infrastructure. A similar State infrastructure master planning effort was done in Iwilei-Kapālama.

Key goals of the Plan include:

- Supporting TOD buildout with regional infrastructure planning (sewer, water, storm drainage, electrical, telecom, and transportation).
- Coordinating phasing and financing to prioritize “shovel-ready” projects.
- Enabling "dig once" strategies and shared infrastructure investment.
- Enhancing connectivity and walkability between developments and transit stations.
- Providing certainty and determining which financing tools to use and how to implement them
- Producing a replicable framework for use in other TOD areas across Hawai'i.

Upcoming efforts in Task 4 will define project priorities, cost estimates, implementation timelines, and funding strategies. The key is that the path can be adjusted over time. The final outcome will be a comprehensive, actionable infrastructure implementation plan to unlock TOD potential in East Kapolei.

A \$500,000 legislative request was made by OPSD to support a Programmatic Environmental Impact Statement (PEIS), covering Hawai'i Revised Statute (HRS) Chapter 343 requirements for the entire study area.

c. ***TOD Projects***

- **East Kapolei TOD Urban Design Plan, Department of Land and Natural Resources**
Lauren Yasaka (DLNR) presented the Conceptual Urban Design Plan for DLNR's three East Kapolei parcels. The plan is centered on a symbolic “loop” concept, connecting the Keone'ae rail station, UH-WO, commercial areas, and open spaces to enhance walkability and community cohesion.

The project includes the preparation of a conceptual urban design plan for two DLNR East Kapolei parcels: one adjacent to the Keone'ae Rail Station (TOD Parcel); and the second situated mauka and east of the Kualaka'i Parkway and Farrington Highway intersection. A

third parcel along Farrington Highway and west of Kualaka'i Parkway is planned for industrial use. The urban design plan projects included developing alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the rail stations. This project was funded by a TOD CIP Planning Grant from OPSD.

The plan features two development schemes:

- Scheme 1 (Vertical Mixed-Use): Higher-density development around the station with vertically integrated residential, commercial, and office uses. This will create a core street which will serve as an anchor for the station area with a land exchange.
- Scheme 2 (Horizontal Mixed-Use): A more feasible layout that separates land uses horizontally to address land sale restrictions and jurisdictional constraints. They are anticipating partnering with different agencies, especially on the housing component. It also includes a version without a land exchange to maintain flexibility in meeting project goals.

Key features include:

- Core Street as the anchor public space and commercial spine.
- Integrated multi-modal circulation for pedestrians, bikes, buses, and vehicles.
- Parcel 2: Divided into logistics and warehouse operations area, business park, and residential neighborhood.
- Parcel 3: Focused on light industrial and business park uses, and may involve a land exchange scenario.

The plan emphasizes future flexibility, land efficiency, and alignment with TOD principles while supporting community-oriented development.

- **University District Lands, University of Hawai'i - West O'ahu**

Michael Shibata (UH), Craig Nakamoto (HCDA), Randy Chu (Hawai'i Housing Finance Development Corporation (HHFDC)), and Grant Murakami (PBR Hawai'i) provided an update on various projects on the UH-WO University District Lands (previously referred to as Non-Campus Lands), a 287-acre area adjacent to the UH-WO campus. These University District Lands are intended to generate revenue through mixed-use and housing to support campus construction, operations, and maintenance. Updates were provided on the following projects:

- Infrastructure and Housing: A multi-agency collaboration between UH, HCDA, and HHFDC is advancing infrastructure and planning for workforce housing and mixed-use development. Thirty-five million dollars was allocated to HCDA for the construction of Road D and Road H; UH is working with HHFDC to prepare a Request For Proposal (RFP) to solicit a developer to construct workforce housing on Parcel 4. This will provide a revenue stream for the UH-WO. HHFDC will provide \$5 million to support design and planning work. The anticipated timeline is:
 - May 2025: Issue RFP
 - August 2025: Proposal due
 - November 2025: Developer selection
 - March 2026: Approval of Developer
- Film Studio: UH selected Island Film Group in January 2024 to develop a private film studio and residential and commercial mixed-use hub on 34 acres of undeveloped land

near the rail station at the corner of Kualakai Parkway and Farrington Highway. They are planning to complete ground lease and development agreements by September 2025. This will support UH-WO's Academy of Creative Media Program and provide opportunities for workforce development.

- Urban Design Plan (UDP): The UDP for the University District Lands is in progress. It builds on previous studies as well as TOD integration and updated City TOD zoning in conjunction with the UH-WO Long-Range Development Plan (LRDP). The UDP is incorporating the private film studio, parks, school, and roadway configurations. They are continuing to coordinate with the City DPP on the proposed zoning changes and preparing the draft UDP for submittal to UH-WO for review.

Shibata introduced Fenita Long who is the new director of planning and design at UH-WO.

- **Kauluokahai Increment II-A, Multifamily/Commercial, Department of Hawaiian Home Lands (DHHL)**

Nancy McPherson (DHHL) said that they are planning for higher-density residential development to align with updated TOD infrastructure plans. She provided some “back of the napkin” information on two project areas.

- For Increment II-A, DHHL is planning approximately 400–500 multifamily units on 32.6 acres, targeting densities of 15–20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. They plan to publish a Request for Qualification (RFQ) for a master developer sometime this year.
- For the low-density apartment 3 (a longer-term project area LDA), DHHL envisions about 700 multifamily, townhomes, condos, and commercial units with a density of around 25 dwelling units per acre, also under AMX-2 zoning.

DHHL is working to refine and update their plans by this summer to coordinate these changes with the East Kapolei infrastructure planning.

- **Farrington Highway Widening, Department of Transportation (DOT)**

Shelly Kunishige from DOT explained that the Farrington Highway Widening Project will extend from the stretch between Fort Barrett Road and Kapolei Golf Course that was widened in 1999 and Old Fort Weaver Road. Key features include:

- The project will widen Farrington Highway from the existing two lanes to three lanes with a center turning lane, along with 6-foot buffered bike lanes and 8-foot sidewalks on both sides.
- It was originally envisioned as a six-lane highway in 2011. The project was redesigned in 2022 to better accommodate multi-modal needs.
- They have received the right-of-entry from Kahi Mohala and memorandum of agreement from Hawaiian Electric Company (HECO). The contract was awarded to Nan, Inc. and construction is scheduled to begin May 1, 2025. The completion date is 2027.

The project will be completed over five phases in approximately two years, including reconstruction of the Kaloi Stream Bridge and Honouliuli Stream Bridge.

5. **TOD-Related Budget Requests for Recommendation to the 2025 Legislature**

Chu mentioned that TOD Council approved the TOD-Related Budget Requests for Recommendation to the 2025 Legislature at the February TOD Council meeting. The signed letter went out to State legislators. OPSD followed up by meeting with several legislators, including the House and Senate CIP managers, to discuss the TOD-related budget requests. Some of the agencies received follow-ups from the meetings.

The Senate version of the State Budget, HB 300, was approved this past week and provided funding for:

- HHFDC: Housing projects on Kaua'i and O'ahu.
- OPSD: TOD CIP Planning Funds and funds for a Programmatic EIS for East Kapolei TOD.
- HCDA: Infrastructure projects for Iwilei-Kapālama.
- DLNR: Plans and design for development of four DLNR parcels adjacent and near the Keone'ae Rail Station.
- HPHA: Funding was included for their Ka Lei Momi Redevelopment Projects.

The conference committee will probably begin next week. A budget comparison sheet was included in the meeting materials. The legislative session is expected to end on May 2nd.

6. **TOD-Related Legislative Proposals in the 2025 Legislative Session**

Chu explained that a list of TOD-related bills of interest has been included in the meeting materials. Testimony was submitted through TOD Council member agencies for those that clearly further TOD principles, projects, and goals. Some of the bills that will be considered during conference committee are:

- HB1409, HD1, SD1 - Amends the funding priorities of the Rental Housing Revolving Fund (RHRF) to incentivize development in areas that satisfy transit-supportive density requirements.
- SB1263, SD2, HD3 - Amends the procedures and required information for the DLNR's historic preservation review of proposed State projects, privately owned historic property, and other proposed projects that require entitlements.
- HB1007, HD2, SD2 - Authorizes the HCDA to cooperate with or assist public and private sector entities to engage in projects that improve the State and establishes the Transit-Oriented Community Improvement Program and board under the HCDA.

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

The following reports were made.

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

- Waimea 400 and Kilauea Town Affordable Housing Expansion. Ruby Edwards reported that both projects have been progressing. Both have had 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
- Samuel Mahelona State Hospital/TOD Master Plan. The group recently held an Implementation Project Committee meeting. The proposed unit count for HPHA's Hale Nanakai O Kea adjacent to the campus will be included in anticipated buildout for the EIS. An EISPN for the preparation of an EIS for the entire campus area project in the Programmatic EIS. The master plan area already has funding for water infrastructure, and they are requesting funding for road infrastructure. HHFDC has been active in supporting the project.

b. State and County Projects—Hawai'i

- Pahoa Transit Hub/Pahoa Library and Kona Transit Hub – Zac Bergum said that they are still working with DOT on the Categorical Exemption for FTA funding for the Pahoa project. OPSD has a meeting next week with the Steering Committee to discuss both projects.

c. State and County Projects—Maui

- Kahului Civic Center Mixed-Use Complex – Chu mentioned that the Special Management Area (SMA) application has been submitted for the HHFDC housing and Department of Accounting and General (DAGS) civic center projects.

8. Announcements

a. Hawai'i Congress of Planning Officials (HCPO) Conference, August 27-29, 2025, Hilton Hawaiian Village, Waikiki, O'ahu

Seiji Ogawa announced that this year's HCPO Conference will be at the Hilton Hawaiian Village from August 27-29, 2025. It is being hosted by OPSD and the American Planning Association (APA) – Hawaii. The theme is "Resilience by Design, Planning for Hawai'i's Tomorrow." The Save the Date flyer was emailed out to TOD Council members and guests. Registration is expected to go live in May 2025.

He encouraged anyone with ideas for mobile tours, breakout sessions, possible panel speakers and other items to contact himself or Carl Miura. They will pass it onto the OPSD coordinating committee. As more information becomes available, information will be sent out via email since the TOD Council does not meet in May

Evans is hoping that everyone can attend. The theme is broad enough to allow various suggestions on the sessions. The HCPO planning committee plans to post the conference program soon.

b. Next Meeting and Preliminary Agenda Items for Future Meeting

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| i. | May 2025 | No Meeting |
| ii. | June 20, 2025 | Presentation: OMPO Multi-modal Accessibility Assessment (tentative)
Presentation: Pāhoa Transit Hub/Pāhoa Library Project
Presentation: Maui MPO Long Range Transportation Plan (tentative)
TOD-Related Budget Requests and Legislation
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update |
| iii. | July 18, 2025 | Presentation: OMPO State Government TDM Study/HSEO
TDM Study Results from Neighbor Islands (tentative)
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update |

9. **Adjournment** There being no further business, the meeting was adjourned at 11:19 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: Alik Biniaris
Andrew Pereira
Andrew's Notetaker
Anthony Chang, City DPP
April Surprenant, SSFM
Bethany Morrison, County of Hawai'i (COH) Planning Department
Brian Canevari, School Facilities Authority (SFA)
Cheri Nakamura, SFA
Chico Figueiredo, Governor's Housing Team
Chris Kinimaka, DAGS
Chun, KB
Ciera McQuaid, OPSD
Dayna Vierra, DLNR
Derek Wong, DLNR
Douglas Cullison, SFA
Etsuyo Kila, PBR Hawai'i
Fenita Long, UH-WO
Frantz Krintz, City DPP
Grant Murakami, PBR Hawai'i
Harrison Rue
Katie Rooney, Ulupono Initiative
Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO)
Lauren Yasaka, DLNR
Leelynn Brady
Lindsay Apperson, Governor's Housing Team
Lisa Emerson
Megan Holder, Jacobs
Michelle Kaneko, HCDA
Ren Seguritan,
Shannon Arquitolola, COH Planning Department
Shelly Kunishige, DOT
Tami Whitney, Governor's Housing Team
Trey's Notetaker (Otter.ai)
Zac Bergum, COH Mass Transit Agency (MTA)