

State of Hawaii

Strategic Plan for Transit-Oriented Development

Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by

Office of Planning

and

Hawaii Housing Finance and Development Corporation

Department of Business, Economic Development and Tourism

State of Hawaii

December 2017 *(Revised August 2018)*





APPENDIX A

TOD Project Fact Sheets

State and County Priority TOD Projects

	ProjectID	Agency	TOD Station/Area	Project	Area (Acres)	Status
East Kapolei	0-01	DHHL	East Kapolei	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Pre-Planning
	0-02	UHWO	East Kapolei, UHWO	UH West Oahu University District	168	Pre-Planning
	0-03	UHWO	East Kapolei, UHWO	UH West Oahu Long Range Development Plan	500	Planning
	0-04	UHWO	East Kapolei, UHWO	UH West Oahu TOD Infrastructure		Pre-Planning
	0-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Planning
	0-06	DLNR	UH West Oahu	East Kapolei Master Development Plan	175	Pre-Planning
	0-07	DOE	Hoopili	East Kapolei High School	45	Planning
	0-08	HPHA	West Loch	Waipahu I and Waipahu II Redevelopment	1	Pre-Planning
	0-09	HHFDC/DAGS/DOE	Waipahu Transit Center	Waipahu Civic Center TOD Project	10	Pre-Planning
	0-10	HPHA	Waipahu Transit Center	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning
	0-11	UH-LCC	Leeward Comm College	UH Leeward Community College TOD Master Plan	50	Pre-Planning
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Pre-Planning
Halawa	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development	99	Planning
	0-14	HPHA	Halawa	Puuwai Momi Homes	12	Pre-Planning
	0-15	DHHL	Lagoon Drive, Middle St.	Moanalua Kai Conceptual Plans	14	Pre-Planning
	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center Redevelopment	16	Pre-Planning
	0-17	HPHA	Kalihi	Kamehameha Homes	16	Pre-Planning
	0-18	HPHA	Kalihi	Kaahumanu Homes	7	Pre-Planning
Iwilei-Kapalama	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plans	5	Pre-Planning
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Plan	23	Pre-Planning
	0-21	HPHA	Kapalama	HPHA Administrative Offices Redevelopment	12	Planning
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Planning
	0-23	HHFDC/DAGS/HPHA	Iwilei	Liliha Civic Center Mixed-Use Project	4	Pre-Planning
	0-24	HPHA	Iwilei	Kalanihuia Homes	2	Pre-Planning
	0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning
	0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Planning
	0-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.3	Construction
	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	1	Construction
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	1	Construction
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center	1.5	Planning
	0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning

15-Jul-19

State TOD Priority Area

Project fact sheets are included for each of the projects on the State and County TOD project list.
 Project IDs in the table correspond to the project identifier in the upper right of the first page of each project fact sheet.

	ProjectID	Agency	TOD Station/Area	Project	Area (Acres)	Status
City & County of Honolulu	0-32	CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan	581	Planning
	0-33	CCH	Pearlridge	Pearlridge Bus Center and TOD Project	3	Planning
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Planning
	0-35	CCH	Chinatown	Chinatown Action Plan		Plan/Des/Const
	0-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan		Planning
	0-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Pre-Planning
	0-38	CCH	UH West Oahu, Hoopili	Farrington Highway Widening	0	Planning
Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station	1	Pre-Planning
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Planning
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Construction
	K-04	COK/KHA/ HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Planning
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Student Housing	197	Pre-Planning
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements		Planning
	K-08	COK/HHSC	Kapaa	Mahelona State Hospital	34	Pre-Planning
	K-09	COK/DPW	Mahelona	Kawaihau Road Multimodal Improvements		Planning
	K-10	COK/DPW	Koloa School	Poipu Road Multimodal Improvements		Planning
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Pre-Planning
	K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Pre-Planning
Hawaii	H-01	COH	Keaau	Keaau Public Transit Hub	4	Pre-Planning
	H-02	COH	Keaau	Keaau Public Wastewater System		Pre-Planning
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Planning
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC Komohana Campus	267	Planning
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student Housing	36	Pre-Planning
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning
	H-09	COH	Kailua-Kona	Old Airport Park Transit Station, Makaeo Transit Hub	14	Pre-Planning
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Planning
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Planning
	H-12	HHFDC/COH	North Kona	Village 9 Affordable Housing	36	Planning
Maui	M-01	HHFDC/COM	Lahaina	Villages of Lealii Affordable Housing	1033	Pre-Planning
	M-02	HHFDC/DAGS	Kahului	Kane Street Affordable Housing Project	6	Pre-Planning
	M-03	COM/HHFDC/ DAGS	Kahului	Central Maui Transit Hub	0.5	Planning
	M-04	COM/DAGS/ DLNR	Wailuku	Wailuku Courthouse Expansion	3	Pre-Planning
	M-05	COM	Wailuku-Kahului	Wailuku-Kahului Transit Corridor Master Plan		Pre-Planning

AGENCY TOD

Project Fact Sheet

O-01

1	Agency	Department of Hawaiian Home Lands		
2	Transit Station/Bus Stop	East Kapolei Station		
3	Project Name	Kauluokahai Increment II-A, Multi-Family/Commercial		
4	Street Address	Keahumoa Parkway		
5	Tax Map Key/s	(1) 9-1-017: 159		
6	Land Area (acres)	32.6 acres		
7	Zoning	AG-1 <i>Note: DHHL lands are not subject to county zoning.</i>		
8	Fee Owner	Department of Hawaiian Home Lands		
9	Lessee/s	None		
10	Current Uses	Vacant land		
11	Encumbrances (if any)	None		
12	Project Description	Plans, Design, and Construction for mixed-use development of a 32.6 acre Hawaiian Home Lands parcel. Proposed uses include, multi-family residential for native Hawaiian beneficiaries, plus retail commercial activities – the rental income from which would support and subsidize the residential rental units. Potential Public-Private Partnership project.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	None. Backbone infrastructure has been constructed.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		FY 2019	FY 2020	FY 2021
15	Project Status	Pre-Planning - Selection process to hire a consultant to assist in preparing Request for Proposals to issue to potential developers.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
			Developer financed	
19	Contact Person (Name, Email Address)	Darrell Ing, Darrell.H.Ing@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

KAULUOKAHAI INCREMENT II-A, MULTI-FAMILY/COMMERCIAL

Kauluokahai (also referred to as East Kapolei II) is a master-planned community being developed by the Department of Hawaiian Home Lands (DHHL) on a 404-acre parcel located mauka of the Ewa Villages Golf Course and east of the Kualakai Parkway. The community will consist of approximately 1,000 single-family residential lots for native Hawaiian beneficiaries, approximately 1,000 multi-family residential units (to be developed by DHHL and others), the Kroc Community Center, a middle school, and an elementary school.

Increment II-A is a 32.6-acre parcel, originally planned for 157 single-family residential lots. Currently, DHHL is pursuing a mixed-use development concept consisting of 157-250 multi-family rental units for native Hawaiian beneficiaries, plus retail commercial activities. Some units could be for “transitional housing” –for medium-term rental periods, during which the beneficiaries pay down debts, increase savings, and otherwise prepare to purchase a home. Other units could be for kupuna (elderly). The retail commercial component would offer neighborhood convenience services and products. The expected market are the homes and apartments in the immediate vicinity, as well as the Hoopili Master Planned Community. The rental income from the retail operations would support and subsidize the residential rental units, thus making the project self-sustaining.

The project site is approximately a half mile from the East Kapolei transit station at the Kualakai Parkway - Keahumoa Parkway intersection. Parcels on the east and west sides of the site are owned by Hawaii Housing Finance Development Corporation (HHFDC) and are being developed as affordable rentals for the general public. North of the site is Kauluokahai, Increment II-B, for which infrastructure construction has been completed; house construction started in April 2018. South of the site is the Ewa Villages Golf Course. All off-site infrastructure necessary to support the project has been constructed.

DHHL has started the procurement process for hiring a professional planner to assist with a Request for Proposals (RFP) to potential developers, consultation with beneficiaries to refine the scope of the project, and evaluation of proposals received. Issuance of the RFP is anticipated in late-2018. Selection of a developer and negotiation of a development agreement or public private partnership agreement is expected to be complete in mid-2019. Designs and engineering could start in calendar year 2020; and construction in late 2020. Occupancy could start in late 2021.

The selected developer would be responsible for planning, designing, financing, and construction of the project. They would also be responsible for the operation, marketing, and maintenance of both the residential and commercial components. The intent is for the retail commercial component to generate sufficient revenues to pay down construction costs and fund on-going operating and maintenance costs for the entire project, limiting the need for DHHL or State funding.



AGENCY TOD Project Fact Sheet

O-02

1	Agency	University of Hawaii – West Oahu		
2	Transit Station/Bus Stop	East Kapolei, UH West Oahu		
3	Project Name	UH West Oahu University District		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-016: 179 por; (1) 9-1-016: 233		
		(1) 9-1-016: 220 por		
		(1) 9-1-016: 222 por		
6	Land Area (acres)	Approximately 180 acres		
7	Zoning			
8	Fee Owner	University of Hawaii		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)			
12	Project Description	Development of the approximately 180-acre University District adjoining the campus and rail stations. The vision for a University District is to create a vibrant, sustainable mixed-use community that will be integrated and complement the UHWO campus.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Pre-Planning, UH and development team negotiating master development agreement under signed Exclusive Negotiating Agreement		
16	Consultant/ Contractor/Developer	Hunt Companies/Stanford Carr Development		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Carleton Ching, cching77@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

UH WEST OAHU UNIVERSITY DISTRICT

UH has selected a master developer to develop the 180-plus net acres that comprise the University District, which adjoins the UHWO campus and surrounds the East Kapolei and UH West Oahu rail stations. University District development is intended to complement growth of UHWO and to generate revenue for the University of Hawaii. Lands comprising the University District are shown conceptually in golden yellow in this image.

The vision for a University District is to create a vibrant, sustainable mixed-use community that will be integrated and complement the UHWO campus. Additionally, the two transit stops will provide TOD opportunities to further define this mixed-use development area and will encourage street-level business and pedestrian activities that will help shape and define this unique destination as a gathering place.

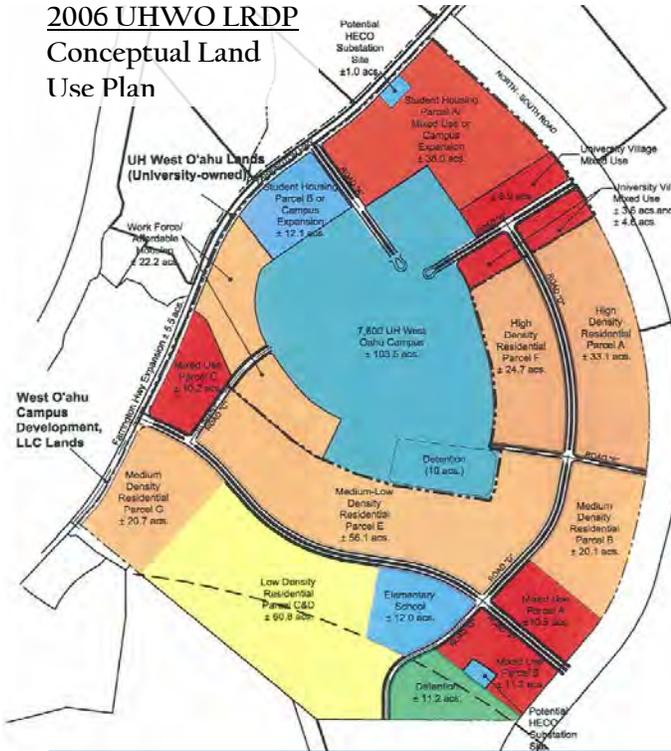
Development of the University District Lands presents an opportunity to create a new “college town” for future generations that is synergistic with UHWO and consistent with the UHWO Long Range Development Plan (LRDP). The University District is envisioned for appropriate mixed uses that will be integrated and compatible with, and complement, the UHWO campus. The University District is intended to attract a broad clientele.



AGENCY TOD Project Fact Sheet		O-03
1	Agency	University of Hawaii – West Oahu
2	Transit Station/Bus Stop	UH West Oahu, East Kapolei
3	Project Name	UH West Oahu Long Range Development Plan
4	Street Address	
5	Tax Map Key/s	(1) 9-1-016: 220; (1) 9-1-016: 222; (1) 9-1-016: 233; (1) 9-1-016: 179 & mauka lands
6	Land Area (acres)	500 acres (makai lands)
7	Zoning	BMX-3, A-2, R-3.5 (makai lands)
8	Fee Owner	University of Hawaii
9	Lessee/s	
10	Current Uses	University campus, agriculture, and vacant lands
11	Encumbrances (if any)	
12	Project Description	The Project is the update of the UHWO Long Range Development Plan, focusing on the Makai Lands (500 acres), including the 184 acres referred to as the University District Lands (non-campus). This effort will evaluate the TOD and mixed-use potential surrounding the 2 rail stations, and develop a preferred master plan and circulation network for the entire 500-acre property. The LRDP and the selected master plan will guide future development, creating a seamless town-gown community that includes campus-related rental housing. Since this is primarily a planning project, additional funds will be necessary to implement its recommendations.
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
		Ongoing
15	Project Status	Planning - Site assessment/data gathering phase
16	Consultant/ Contractor/Developer	PBR Hawaii
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings > \$</i>	Planning Design Construction
		800K
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
		CIP
19	Contact Person (Name, Email Address)	Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	

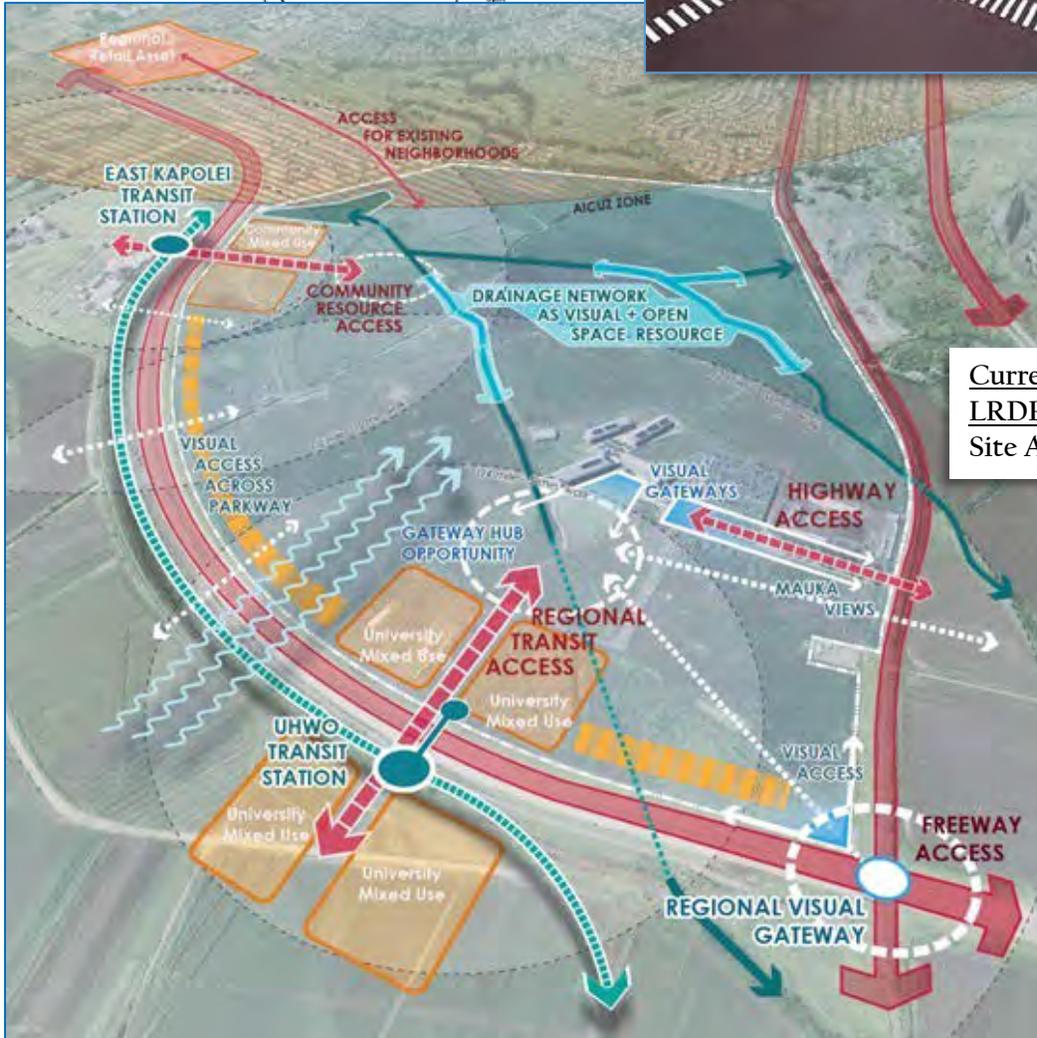
UH WEST OAHU LONG RANGE DEVELOPMENT PLAN

2006 UHWO LRDP Conceptual Land Use Plan



Conceptual Rendering, UH West Oahu Station. HART

Conceptual Rendering, East Kapolei Station. HART



Current LRDP Update Process:
Site Analysis and Design

AGENCY TOD Project Fact Sheet

O-04

1	Agency	University of Hawaii – West Oahu		
2	Transit Station/Bus Stop	UH West Oahu, East Kapolei		
3	Project Name	UH West Oahu TOD Infrastructure		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-016: 220; (1) 9-1-016: 222 (1) 9-1-016: 223; (1) 9-1-016: 179		
6	Land Area (acres)			
7	Zoning	BMX-3, A-2, R-3.5		
8	Fee Owner	University of Hawaii		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)			
12	Project Description	The Project is the design and construction of new roads and infrastructure within UHWO's 2 TOD areas to support mixed-use development, including campus-related rental housing. Excluding the developed campus, the UHWO's lands are primarily vacant and without infrastructure. To encourage the desired mixed-use development surrounding the 2 rail stations, the availability of costly yet necessary infrastructure is a critical first step. The update of the LRDP would provide the roadway and infrastructure framework for this Project.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		None	FY2019/2020	FY2021
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	None		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
			750K	
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

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AGENCY TOD

O-05

Project Fact Sheet

1	Agency	University of Hawaii – West Oahu		
2	Transit Station/Bus Stop	UHWO Transit Station, East Kapolei Transit Station, (Leeward CC, Honolulu CC)		
3	Project Name	UHWO Multi-Campus Housing – P3 Viability Study (<i>Proposed Concept</i>)		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-016: 220; (1) 9-1-016: 233; (1) 9-1-016: 222; (1) 9-1-016: 179		
6	Land Area (acres)			
7	Zoning	BMX-3, A-2, R-3.5		
8	Fee Owner	University of Hawaii		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)	Current zoning areas of A-2 and R-3.5 are not conducive to TOD type development and may need to be revised. However, should the City Council revise the zoning surrounding rail transit stations consistent with their East Kapolei Neighborhood TOD Plan, the areas surrounding the 2 stations would become BMX.		
12	Project Description	With 3 UH System campuses positioned along the rail corridor, this Project would assess the needs for campus-related rental housing (student, faculty, staff) at the 3 campuses and evaluate the viability of bundling the development, maintenance and operations of 2-3 campuses into one project that can be delivered through the P3 procurement method. The study would also look at the co-location of UH System campus housing units within walking distance of the 2 UHWO stations (and possibly LCC station). Assuming a short 10-minute train ride from UHWO to Leeward CC, students and employees could reside at/near UHWO and attend class and work at Leeward CC. The bundling of units increases the size and value of the development, and improves the attractiveness of the project to P3 concessionaires. The P3 delivery method has the potential to include the development of other spaces and facilities for university use.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	UHWO Infrastructure and Roads are not built out.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		None		
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	None		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		80K		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		None		
19	Contact Person (Name, Email Address)	Bonnie Arakawa, UHWO Director of Planning and Facilities, bonniea@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

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AGENCY TOD Project Fact Sheet		O-06		
1	Agency	Department of Land and Natural Resources		
2	Transit Station/Bus Stop	UH West Oahu		
3	Project Name	East Kapolei Master Development Plan		
4	Street Address	N/A		
5	Tax Map Key/s	(1) 9-1-016: 008		
		(1) 9-1-017: 097		
		(1) 9-1-018: 005 & 008		
6	Land Area (acres)	9-1-016: 008 - 31.915 acres, 9-1-017: 097 - 36.364 acres, 9-1-018: 005 - 65.999 acres, 9-1-018: 008 - 40.731 acres		
7	Zoning	AG-1 Restricted Agriculture		
8	Fee Owner	State of Hawaii Department of Land and Natural Resources		
9	Lessee/s			
10	Current Uses	Vacant except for revocable permit as noted below.		
11	Encumbrances (if any)	Revocable Permit 7402 to Larry Jefts for agricultural purposes for Parcels 9-1-016:008 & 9-1-018:005 & 008. Parcel 9-1-017:097: por. rail guideway easement and 10-acre park & ride facility. Parcel 9-1-018:008: por. water storage tank		
12	Project Description	Mixed use development for income generation. Preparation of a strategic master development plan for the four parcels designated for TOD zoning. The primary use of the parcels will be income production to support DLNR's natural resource management and protection programs. The Plan will identify key infrastructure requirements for the parcels' use and development.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	DLNR parcels do not have reserved sewer capacity through the Makakilo Interceptor which connects to the Honouliuli WWTP. Kaloι Gulch runs through parcels east of Kualakai Parkway requiring major drainage improvements. Reservations as noted above for water tanks and associated rail facilities.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Now-2020	2020-2022	Estimated 2023 start
15	Project Status	Pre-Planning. Master plan preparation in progress (FY2017-18: \$450K)		
16	Consultant/ Contractor/Developer	RM Towill Corporation (strategic master development plan)		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$2M	\$20M	\$200M
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		GF/CIP	P3	P3
19	Contact Person (Name, Email Address)	Ian Hirokawa, Ian.C.Hirokawa@hawaii.gov Russell Tsuji, Administrator, Land Division, Russell.Y.Tsuji@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

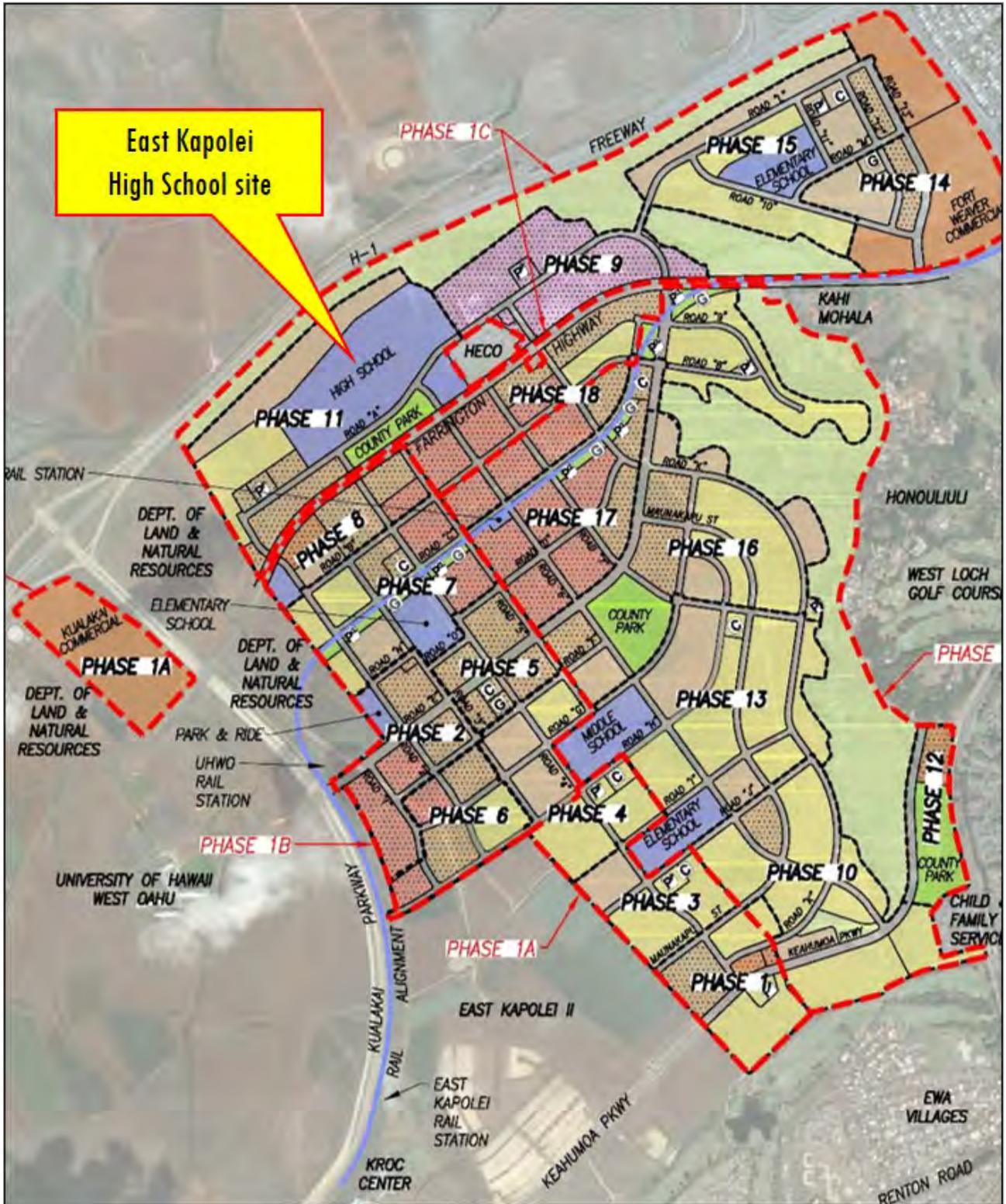
AGENCY TOD Project Fact Sheet

O-07

1	Agency	Department of Education		
2	Transit Station/Bus Stop	Hoopili		
3	Project Name	East Kapolei High School		
4	Street Address			
5	Tax Map Key/s	(1) 9-1-018: 010 por		
6	Land Area (acres)	45 acres		
7	Zoning	A-2, med density apt		
8	Fee Owner	DR Horton		
9	Lessee/s			
10	Current Uses	Vacant, cultivated land		
11	Encumbrances (if any)			
12	Project Description	High school for 3,000 students to serve East Kapolei and Hoopili communities, looking at vertical school options.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Subdivision and transfer of site to DOE is dependent on determination of right-of-way required for City and County of Honolulu's Farrington Highway widening project.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
			FY2019	FY2020 - 2023
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	2016: Mitsunaga & Associates, Inc.		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
			700K	
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
			CIP	
19	Contact Person (Name, Email Address)	Kenneth Masden, kenneth_masden@notes.k12.hi.us		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

EAST KAPOLEI HIGH SCHOOL

High school planned for 3,000 students to serve the East Kapolei and Hoopili communities. The DOE is considering vertical school options for the school.



Source: Hoopili Development, Subdivision Phasing Plan, June 2017, Prepared by RM Towill

AGENCY TOD Project Fact Sheet

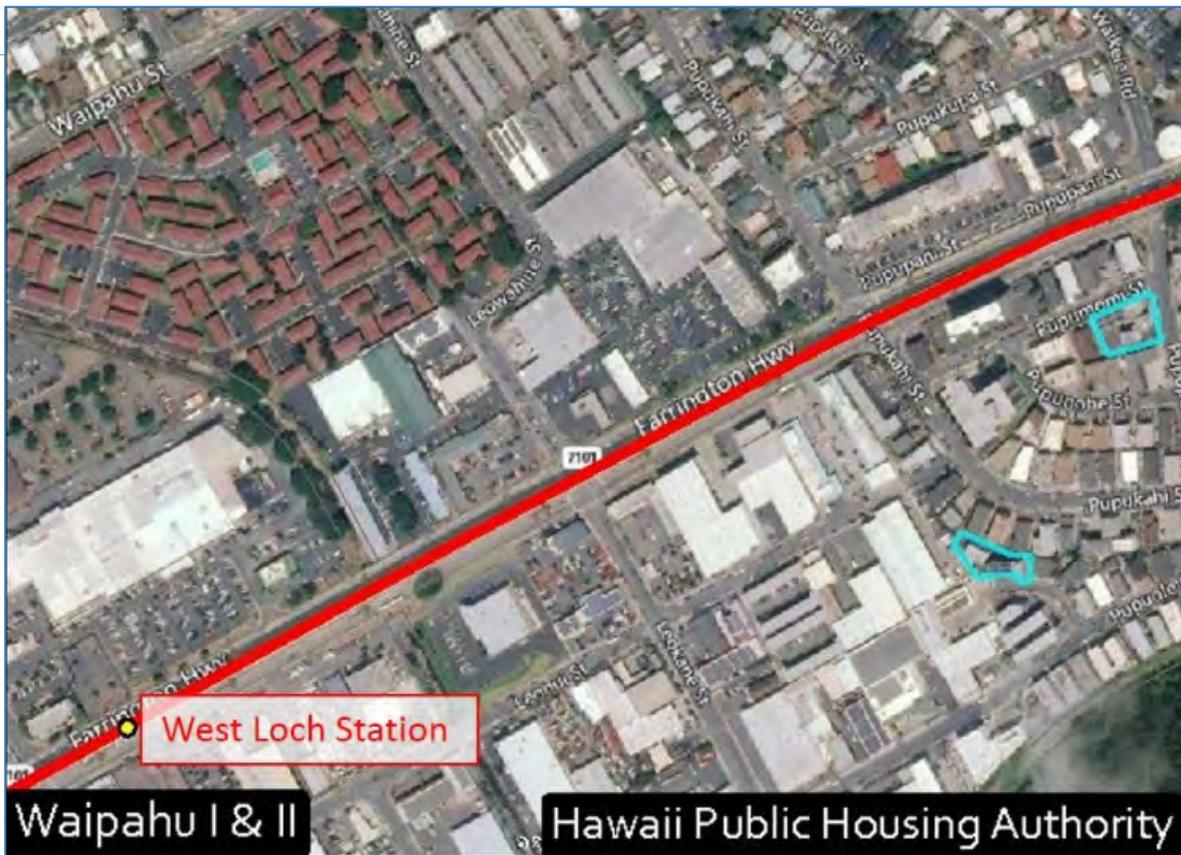
O-o8

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	West Loch		
3	Project Name	Waipahu I and Waipahu II Redevelopment		
4	Street Address	94-111 Pupuole Place, 94-132 Pupupuhi Street		
5	Tax Map Key/s	Waipahu I & II: (1) 9-4-039: 019; (1) 9-4-039: 076		
6	Land Area (acres)	Waipahu I & II: 0.28 acres, 0.37 acres		
7	Zoning	A-2, A-2		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	Waipahu I & II: two two-story apartment building containing a total of 39 public housing units with a mix of 2- and 3-bedroom apartments		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The redevelopment of Waipahu I & II, in addition to redevelopment of HPHA's Hoolulu and Kamalu properties in Waipahu Town would increase total unit count from 260 to 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning 2020	Design	Construction CY2023
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

WAIPAHU I AND WAIPAHU II REDEVELOPMENT

HPHA proposes to redevelop the Waipahu I and II apartment buildings, which are located within walking distance of the West Loch rail station in Waipahu. These are two small non-contiguous properties. Waipahu I, with 19 units, is situated off of Pupuole Street with vehicular access to ground floor parking from Pupuole Place. Waipahu II, with 20 units, is situated on the western corner of Pupupuhi and Pupumomi Streets. Waipahu I was constructed in 1970 and is comprised of one four-story apartment building providing a mix of two- and three-bedroom units. Waipahu II was constructed in 1969 and is comprised of one three-story apartment building with a mix of two- and three-bedroom units. City zoning for both properties is A-2 Medium-Density Apartment.

Other Waipahu properties planned for redevelopment include the 3.8 acre site of the Hoolulu and Kamalu elderly housing projects in Waipahu Town. Proposed redevelopment would increase the number of housing units for all four properties from 260 to as much as 1,000 affordable housing units near the West Loch Station and Waipahu Transit Center.



AGENCY TOD Project Fact Sheet

O-09

1	Agency	Hawaii Housing Finance and Development Corporation/ Department of Accounting and General Services Department of Education						
2	Transit Station/Bus Stop	Waipahu Transit Center						
3	Project Name	Waipahu Civic Center TOD Project						
4	Street Address	Mokuola and Hikimoe Streets						
5	Tax Map Key/s	(1) 9-4-017: 063 (1) 9-4-017: 051 (1) 9-4-017: 064 (1) 9-4-017: 052 (1) 9-4-017: 065						
6	Land Area (acres)	9.7 acres						
7	Zoning	R-5						
8	Fee Owner	HHFDC (pars 51, 63, 64, 65), DLNR/DAGS (par 052)						
9	Lessee/s	TMK par 63-65: Plantation Town Apts						
10	Current Uses	Residential parking lot, Waipahu Community Adult Day Health Center & Youth Day Care Center, Waipahu Civic Center and Waipahu Public Library on DLNR/DAGS property						
11	Encumbrances (if any)	Current leases and easements						
12	Project Description	Potential redevelopment of existing State facilities and lands into mixed use project providing State services, affordable housing, with potential for school facilities.						
13	Site Constraints (infrastructure, arch/hist sites, etc.)							
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
Planning	Design	Construction						
15	Project Status	FY18/FY19: Pre-planning, CIP \$250,000 for proof of concept designs						
16	Consultant/ Contractor/Developer	UH Community Design Center						
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
Planning	Design	Construction						
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	<table border="1"> <thead> <tr> <th>Planning</th> <th>Design</th> <th>Construction</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Planning	Design	Construction			
Planning	Design	Construction						
19	Contact Person (Name, Email Address)	Craig Hirai, craig.k.hirai@hawaii.gov						
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:							

WAIPAHU CIVIC CENTER TOD PROJECT

State lands in proximity to the Waipahu Transit Center rail station include a parcel on which the State's Waipahu Library and Civic Center sit, two surface parking lots—including a lot leased to HHFDC's Plantation Town Apartments—and a parcel currently occupied by the Waipahu Community Adult Day Health Center and Youth Day Care Center. HPHA's Hoolulu and Kamalu elderly housing projects are on an adjoining parcel.

CIP funds were appropriated in 2017 for planning and design support for State TOD projects. These funds are being used to study TOD opportunities for the State parcels in this area. The project will produce proof of concept plans and conceptual designs for State lands in proximity to the rail station, and involve collaboration and coordination between a number of State and City agencies. The project will produce a variety of assessments and studies, such as infrastructure assessments, environmental studies, site plans, dynamic modeling, housing inventory and demand studies, strategic facilitated interagency sessions, and an overall integration study. The resulting assessments and studies will inform State agencies and City partners as to the manner in which development or re-development of these State properties will take place.



AGENCY TOD Project Fact Sheet

O-10

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Waipahu Transit Center		
3	Project Name	Hoolulu and Kamalu Redevelopment		
4	Street Address	94-943 and 94-941 Kauolu Place		
5	Tax Map Key/s	Hoolulu/Kamalu: (1) 9-4-017: 001		
6	Land Area (acres)	Hoolulu/Kamalu: 3.78 acres		
7	Zoning	A-2, A-2		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	Hoolulu and Kamalu: federal elderly housing, 112 and 109 units, respectively		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. Redevelopment of these properties, in addition to HPHA's Waipahu I & II properties, would increase unit count for all four properties from 260 to 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		FY2021		FY2024
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

HOOLULU & KAMALU REDEVELOPMENT

HPHA proposes to redevelop HPHA's Hoolulu and Kamalu elderly housing projects in Waipahu Town. Hoolulu and Kamalu currently provide 112 and 109 units, respectively, in two seven-story buildings on a 3.78 acre parcel. The Hoolulu and Kamalu site is adjacent to the Waipahu Civic Center and Waipahu Public Library, and within walking distance of the Waipahu bus transit center. The potential redevelopment of these properties could complement and integrate well with State redevelopment of facilities and properties in the Waipahu Civic Center area.

Proposed redevelopment would increase the number of housing units for the Waipahu I and II and the Hoolulu and Kamalu properties from 260 to as much as 1,000 affordable housing units near the West Loch Station and Waipahu Transit Center.



AGENCY TOD Project Fact Sheet

O-11

1	Agency	University of Hawaii, Leeward Community College		
2	Transit Station/Bus Stop	Leeward Community College		
3	Project Name	UH Leeward Community College TOD Master Plan		
4	Street Address	96-045 Ala Ike; Pearl City, HI 96782		
5	Tax Map Key/s	(1) 9-6-003: 048		
6	Land Area (acres)	49.551 acres		
7	Zoning	Property Class: Residential		
8	Fee Owner	University of Hawaii		
9	Lessee/s	N/A		
10	Current Uses	Site of Leeward Community College's main campus in Pearl City serving more than 10,000 credit and non-credit students.		
11	Encumbrances (if any)	Land used for higher educational purposes with various utility easements/agreements.		
12	Project Description	Leeward CC has no specific TOD plans at this time. Funding would allow Leeward CC to study potential TOD options that are consistent and complement its higher education mission and Long Range Development Plan of the institution.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Ingress/egress vehicular challenges		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		18 months after NTP	N/A	N/A
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		200,000.00 (est.)	N/A	N/A
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		N/A	N/A	N/A
19	Contact Person (Name, Email Address)	Mark Lane; Vice Chancellor of Administrative Services; marklane@hawaii.edu Carleton Ching; Director of Land Development; cching77@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Leeward CC Rail Station; Leeward CC Long Range Development Plan (Ultimate Plan)		

UH LEEWARD COMMUNITY COLLEGE TOD MASTER PLAN

Leeward Community College is now the second largest community college in the State, offering successful liberal arts programs and specific career and technical education programs, including a range of certificate and non-credit continuing education programs and courses. With the new Leeward CC train station located on its campus, Leeward CC is well-positioned to serve its growing community and provide greater linkages to partnering institutions.

TOD planning for Leeward CC is important because the campus is a prime location for incorporating TOD improvements that support and are consistent with the college's mission and long-term campus vision, while expanding its role as an educational hub and resource for the greater Central and Leeward O'ahu communities.

The Leeward CC Station will be built at the Ewa end of the campus, leading directly to an existing paved promenade that fronts the College's mauka buildings. Both the Phase I and Ultimate Plan of LCC's Long Range Development Plan emphasize the importance of creating cohesive physical linkages between the rail station and the campus proper to present a vibrant, welcoming "face" to the campus. The Plans include recommendations for improving the arrival experience on campus through physical improvements along the Pedestrian Mall, along with suggestions for reallocating and renovating space in existing buildings to bring Student Services functions to a more prominent "front door" location. The Plans also incorporates uses in new Career & Community Education and Science/Technology/Engineering/Health/Math (STEHM) instructional complexes fronting the Pedestrian Mall that would attract and serve more visitors, extend activity levels on campus throughout the day and week, and potentially generate revenue for the College (e.g., food outlets, conference facilities, dormitory and transient lodging, Culinary program's dining room).

Some of the TOD opportunities include:

- Using its proximity to the rail transit station to not only increase transportation options for its current campus population, but to expand its reach and serve potential students and the general public along Leeward Coast and Primary Urban Center, who might otherwise consider it inaccessible
- Near-term TOD improvements that would enhance the College's appeal to potential students and community members (e.g., theatre-goers, attendees of events that use campus facilities including non-traditional students attracted to Career & Technical Education/Workforce Development programs, patrons of the fine dining services offered by the Culinary Arts program) and elevate satisfaction and retention levels of current students
- Near-term, smaller scale commercial TOD projects that could produce new revenue streams for LCC
- Long-term, public-private TOD projects that could fund capital improvements for instructional facilities and create synergies with Leeward CC's core mission as its de facto campus population rises.



AGENCY TOD Project Fact Sheet

O-12

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Pearl Highlands		
3	Project Name	Hale Laulima Homes		
4	Street Address	1184 Waimano Home Road		
5	Tax Map Key/s	(1) 9-7-094: 025		
6	Land Area (acres)	3.962 acres		
7	Zoning	A-1		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	36 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment may increase the number of units to 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
				CY 2023
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		TBD		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

HALE LAULIMA HOMES

Built in 1981, Hale Laulima is situated off Waimano Home Road with access provided by Hoomalu Street. The housing property is comprised of nine two-story townhome buildings providing a total of 36 two- and three-bedroom housing units, and a one-story common area building housing administrative offices and management operations. The four-acre site is situated within walking distance of a cluster of civic facilities—including the Pearl City Public Library, two community parks, an elementary school, the Pearl City Bus Complex, a police station—a community service center, and retail establishments. HPHA is considering redevelopment of the project to provide from 700-1,000 housing units in a mixed-income, mixed-use development.



AGENCY TOD Project Fact Sheet

O-13

1	Agency	Stadium Authority/Department of Accounting and General Services		
2	Transit Station/Bus Stop	Halawa		
3	Project Name	Aloha Stadium Property Redevelopment		
4	Street Address	99-500 Salt Lake Boulevard, Honolulu, HI 96818		
5	Tax Map Key/s	(1) 9-9-003: 055		
		(1) 9-9-003: 061		
		(1) 9-9-003: 070; (1) 9-9-003: 071		
6	Land Area (acres)	99 acres		
7	Zoning	R5 (Current): CCH TOD Looking to revise to BMX or similar		
8	Fee Owner	State Department of Land and Natural Resources		
9	Lessee/s	N/A		
10	Current Uses	Public recreational facility, including stadium facility and open area events.		
11	Encumbrances (if any)	None: Federal & City Deed Restrictions recently lifted TBD: ceded land identification		
12	Project Description	New 30-35K seat stadium with Ancillary Development which may include Office, Commercial, Residential and Hotel Development.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Potential sewer and water capacity.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018-2019	2020	2021-2024
15	Project Status	Planning - MP & EIS Study is scheduled to commence the 3 rd Qtr 2018.		
16	Consultant/ Contractor/Developer	Legal: O'Melvaney & Myers Others: TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		10.2MM Anc Dev-Self funded	55MM (STD) Anc Dev-Self funded	260MM (STD)[AD-self fund] Anc Dev-Self funded
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		P3 & State (Std) Anc Dev-N/A	P3 & State (Std) Anc Dev-N/A	P3 & State (Std) Anc Dev-N/A
19	Contact Person (Name, Email Address)	Scott Chan, Scott.L.Chan@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Aloha Stadium Conceptual Redevelopment Plan, Dated 23 February 2017		

ALOHA STADIUM PROPERTY REDEVELOPMENT

With the lifting of the Federal, State, and City deed restrictions, the Stadium Authority (SA) can proceed with exploring the feasibility of building a new stadium, along with ancillary development on the complete 100-acre site. The SA's consultant commissioned a Conceptual Redevelopment Report (available online) to demonstrate one (1) of the possible ways to develop the whole site. Highlights of the report:

- 30-35,000 seats with expansion to 40,000
- New stadium to be constructed south of the current stadium so events can continue to take place until new stadium open
- 4000 space underground parking garage in depression left by current stadium
- Phase I of the ancillary development consisting of:
 - 150,000 SF of office space
 - 350,000 SF of retail space
 - 200 room limited or select service hotel
 - 500 multifamily residential units
- Total buildout, for all phases, will be 2,500,000 SF (mix TBD)
- Total cost for Stadium is estimated to be \$325M in 2017 dollars.

The Department of Planning and Permitting (DPP) has finalized its Draft Final Plan for the Halawa Area TOD, dated July 2017. The plan documents are available for review at <http://www.honolulu.gov/tod/neighborhood-tod-plans/dpp-tod-halawa.html>. The Stadium property is a major part of this area. The final draft plan will be sent to the City Council for action after a public hearing.

The FY 2018 Budget appropriated \$10M to produce a Master Plan and EIS for the site. The current schedule calls for the completion of the work, including public comment and Final EIS by the end of 2019. Subsequently, the Stadium Authority would proceed with a RFQ/RFP process to solicit proposals from interested parties for the new stadium and the ancillary development. Based on this process, the opening of the stadium would occur in 2024.

In the procurement process, the SA will explore the use of a public-private partnership (PPP) to provide funding for the project. In addition to Design/Build/Finance, the SA will look into the feasibility of the PPP providing operations and maintenance for the new stadium.



AGENCY TOD Project Fact Sheet

O-14

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Halawa		
3	Project Name	Puuwai Momi Homes		
4	Street Address	99-132 Kohomua Street		
5	Tax Map Key/s	(1) 9-9-003: 056		
6	Land Area (acres)	11.5 acres		
7	Zoning	A-2, R-5		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	260 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment could increase total unit count at this property up to 1,500 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

PUUWAI MOMI HOMES

Located adjacent to the Aloha Stadium property, Puuwai Momi was first occupied in 1969 and is comprised of 27 two- and three-story townhome buildings on a 11.5-acre site. The property provides a total of 260 housing units with one- to four-bedrooms per unit. One single-story common area building houses administrative offices. The proposed redevelopment would include mixed incomes and mixed uses, with an increase in the number of housing units from 260 units to 600-1,200 units.



AGENCY TOD

O-15

Project Fact Sheet

1	Agency	Department of Hawaiian Home Lands		
2	Transit Station/Bus Stop	Lagoon Drive; Middle Street		
3	Project Name	Moanalua Kai – Conceptual Plans for Department of Hawaiian Home Lands for Potential Transit-Oriented Development on Oahu (Shafter Flats)		
4	Street Address	2706 Kilihau Street, Honolulu, HI 96819 (TMK 1-1-064: 018), etc. (20 parcels total)		
5	Tax Map Key/s	(1) 1-1-064: 008-022; (1) 1-1-064: 031-035		
6	Land Area (acres)	14 acres		
7	Zoning	I-2 <i>Note: DHHL lands are not subject to county zoning.</i>		
8	Fee Owner	Department of Hawaiian Home Lands		
9	Lessee/s	Seventeen of the parcels are under long-term ground leases to various entities involved in warehousing and distribution, vehicles rentals, home renovations and construction, and other services. Three of the parcels are under direct management of DHHL.		
10	Current Uses	Miscellaneous industrial and warehouse uses.		
11	Encumbrances (if any)	Seventeen of the twenty parcels are under long-term ground leases of fifty-five years, twelve of which expire in 2022, three expire in 2025, one expires in 2064, and one whose termination is in dispute. One parcel has two subleases expiring in 2022 and two tenants on short-term, month-to-month permits, renewable annually. The remaining two parcels are under direct management of DHHL and are encumbered by short-term month-to-month permits, renewable annually.		
12	Project Description	To prepare conceptual plans for Hawaiian Home Lands near the Lagoon Drive rail station with the primary purpose of serving as: 1) a comprehensive guide for transit-oriented redevelopment of DHHL’s Shafter Flats lands; 2) to assist the City and County of Honolulu with planning for future infrastructure needs in the Shafter Flats area; and 3) to assist with the coordination of DHHL’s TOD plans with other adjacent landowners’ plans.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Flooding, sea-level rise, infrastructure, including drainage.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		April 2018	N/A	FY 2023 - 2028
15	Project Status	Conceptual Planning underway; awaiting geotechnical engineering studies to complete conceptual planning project.		
16	Consultant/ Contractor/Developer	PBR Hawaii & Associates, Inc. (Conceptual Planning Consultant)		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		287,325.00*	N/A	N/A
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		N/A	N/A	N/A
19	Contact Person (Name, Email Address)	Allen G. Yanos, Land Management Division, allen.g.yanos@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Maps and preliminary renderings *Portion of conceptual planning project for DHHL’s Kapalama and Shafter Flats parcels; total cost for both project properties is \$574,650.00.		

MOANALUA KAI CONCEPTUAL PLANS

The Department of Hawaiian Home Lands (DHHL) holdings in the Shafter Flats area, branded as “Moanalua Kai,” are comprised of 20 parcels approximately 14 acres in size. All the parcels are zoned by the City & County of Honolulu as “I-2” (Intensive Industrial) although DHHL lands are not subject to county zoning. Industrial/commercial warehouse space built in the late 1960s and early 1970s is currently under lease to tenants. These lands are located within a half-mile radius of the planned Lagoon Drive transit station, and five parcels are also within a half-mile radius of the Middle Street transit station.

DHHL has been engaged in conceptual planning since July 2016 to be able to take advantage of TOD opportunities and the parcels’ proximity to the rail stations and airport. DHHL envisions redevelopment of these lands as a next generation industrial kipuka: creating a preferred destination for Honolulu’s modern industrial uses that leverages the site’s visibility and central regional location and utilizes innovative design and green infrastructure to provide safe and clean amenities for high-end and showcase industrial uses that can generate revenue for DHHL. DHHL hopes to address the significant need for new industrial space through high-density, multi-level buildings with large floor plates, which have been largely unavailable in the local market. No residential component is planned for the developments in this area. The plans will provide additional dining and retail options, as well as music and entertainment venues to serve the area employment base.

Potential master plan options for Moanalua Kai are still being assessed, and feasibility analysis of the development potential has not been completed. Part of the feasibility analysis will include limited engineering studies to refine the preliminary plans and address existing and future issues such as flooding and drainage, soil suitability for high density, vertical development, airport-related constraints, access conditions for vehicles, pedestrians, and bicycles, and infrastructure capacity gaps.

Preliminary plans call for redevelopment in two phases. The first phase would include two multi-level buildings of 528,600 sq. ft. of industrial space; ground floor parking for container trucks and rooftop parking for employees; two tilt-up constructed warehouses of 30,000 sq. ft. of industrial space; retail space of 5,000 sq. ft. and parking; four showroom spaces totaling 40,000 sq. ft. with off street parking stalls in the front and back of the showrooms; a multi-level parking structure accommodating about 500 vehicles; and green space for drainage, passive, and transformational use of 173,650 sq. ft. or nearly four acres. Phase II would include the replacement of the tilt-up warehouses with two multi-level buildings providing 347,460 sq. ft. of industrial space and additional parking.

DHHL intends to be positioned to begin soliciting potential developers within the next few years, and award master development leases so that phased redevelopment can begin as soon as practical after the majority of the leases expire in 2022.



AGENCY TOD Project Fact Sheet

O-16

1	Agency	Department of Public Safety/Department of Accounting and General Services		
2	Transit Station/Bus Stop	Middle Street; Kalihi		
3	Project Name	Oahu Community Correctional Center Redevelopment		
4	Street Address	2199 Kamehameha Highway, Honolulu, HI 96819		
5	Tax Map Key/s	(1) 1-2-013: 022 (OCCC)		
		(1) 1-2-026: 032 (Laumaka)		
6	Land Area (acres)	16.46 acres (OCCC); 1.075 acres (Laumaka)		
7	Zoning	I-2 Intensive Industrial (OCCC), IMX-1 Industrial-Commercial Mixed Use		
8	Fee Owner	State of Hawaii		
9	Lessee/s			
10	Current Uses	Jail (OCCC), Furlough facility (Laumaka)		
11	Encumbrances (if any)			
12	Project Description	Possible option for the building of a new OCCC facility on the current land. New facility may not use the total land area in current use. A Final EIS was issued in July 2018.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018		2024
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	Architects Hawaii		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		~5M		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		GOBond		
19	Contact Person (Name, Email Address)	Clayton Shimazu, clayton.h.shimazu@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

OAHU COMMUNITY CORRECTIONAL CENTER REDEVELOPMENT

The Department of Public Safety (PSD) is proposing to replace the current Oahu Community Correctional Center (OCCC) with a modern facility that provides a safe, secure, and humane environment for the care and custody of adult offenders on Oahu. OCCC houses both male and female inmates on pretrial, sentenced and community release status, including transition and re-entry housing and programs for inmates returning from in-state or mainland correctional facilities. OCCC is PSD's largest detention facility and in immediate need of replacement. The existing facility is undersized for the current and projected population. Originally designed for 628 inmates, the facility was rebuilt and expanded more than 40 years ago and subsequently modified to accommodate 954 inmates. Past assessments by PSD indicate OCCC is overcrowded and is functioning above its design capacity.

PSD worked with the Department of Accounting and General Services (DAGS) and a consulting team comprised of AHL and Louis Berger US on a site selection study to identify and evaluate prospective sites for development of a new OCCC facility. Locational considerations included proximity to OCCC workforces, visitors, medical facilities, legal services, and court facilities, as well as proximity to regional highways and public transit services and the availability of community services, including fire protection and the ability to share services with other PSD facilities. On November 8, 2017, it was announced that of the four top-ranked sites evaluated, the preferred location for the new facility is the site of the existing Animal Quarantine Station located in Halawa Valley. An EIS was prepared for the four sites, and in August 2018, a Final EIS was accepted by the Governor with the Animal Quarantine site selected as the relocation site.

The proposed OCCC will include areas for building administration and security, food preparation, medical services, program services, housing, visitation, and spaces for building support and maintenance functions. OCCC staff also manages and operates the Laumaka Work Furlough Center (LWFC), which is located a block away from OCCC on Laumaka Street. Various services (i.e., medical, food service, laundry, etc.) for LWFC are currently provided by OCCC. Inmates assigned to LWFC are either actively seeking employment or working in the community. The proposed replacement project will also relocate female prisoners to a separate facility.

Should relocation of the OCCC facility to another site occur, then the existing 16-acre parcel in Kalihi would be evaluated for its TOD potential.



Oahu Community
Correctional Center
Site

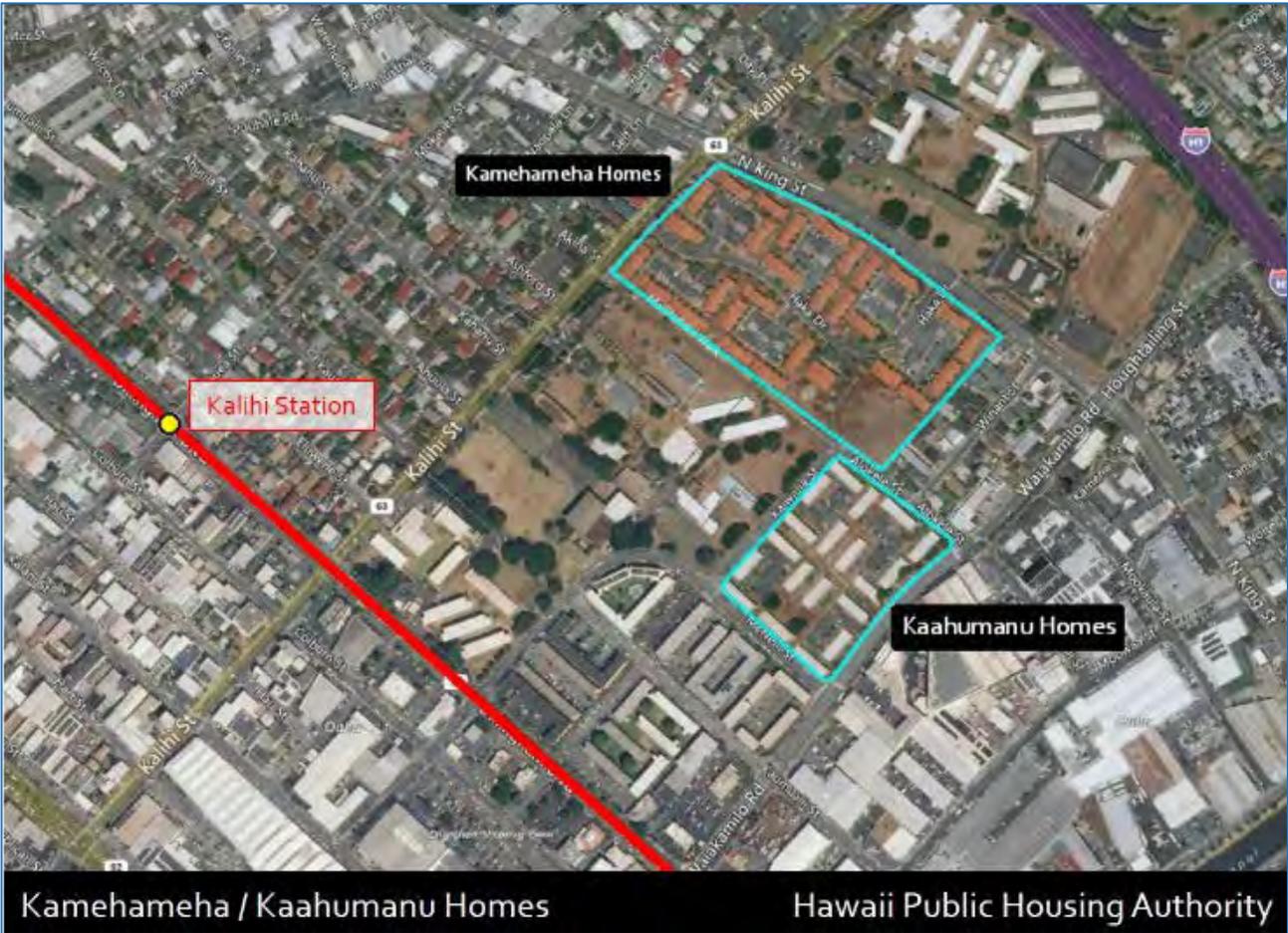
AGENCY TOD Project Fact Sheet

O-17

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Kalihi		
3	Project Name	Kamehameha Homes		
4	Street Address	1541 Haka Drive		
5	Tax Map Key/s	(1) 1-5-001: 001		
6	Land Area (acres)	16.4 acres		
7	Zoning	A-1		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	221 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase total unit count to approximately 1,000-1,500 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		FY 2021		FY 2024
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

KAMEHAMEHA HOMES

The Kamehameha Homes housing property was first occupied in 1996. The property is 17 acres, with 28 two-story townhome buildings providing a total of 221 housing units with one- to three-bedrooms per unit, and one community building. HPHA is proposing to redevelop the site to increase the number of units to approximately 1,000-1,500 units.



AGENCY TOD Project Fact Sheet

O-18

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Kalihi		
3	Project Name	Kaahumanu Homes		
4	Street Address	521 North Kukui Street (Alokele & Kaiwiula Street)		
5	Tax Map Key/s	(1) 1-5-024: 001		
6	Land Area (acres)	7.4 acres		
7	Zoning	A-1		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	152 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment could increase the total unit count to approximately 500-800 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		FY 2021		FY 2024
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

KAAHUMANU HOMES

Kaahumanu Homes was first occupied in 1958. It is situated on a 7.35-acre parcel and is comprised of 19 two-story townhome buildings, providing a total of 152 two- and three-bedroom units. HPHA is proposing the redevelopment of the seven-acre Kaahumanu Homes property to provide an increase in total unit count to approximately 500-800 units.



Kamehameha / Kaahumanu Homes

Hawaii Public Housing Authority

AGENCY TOD

O-19

Project Fact Sheet

1	Agency	Department of Hawaiian Home Lands		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	Kapalama Project–Conceptual Plans for Department of Hawaiian Home Lands for Potential Transit-Oriented Development on Oahu		
4	Street Address	1287 Kalani Street, Honolulu, HI 96817 (TMK 1-5-020:006); 1321 Hart Street, Honolulu, HI 96817 (TMK 1-5-033:009)		
5	Tax Map Key/s	(1) 1-5-020: 006		
		(1) 1-5-020: 014		
		(1) 1-5-033: 009		
6	Land Area (acres)	5 acres		
7	Zoning	IMX-1 <i>Note: DHHL lands are not subject to county zoning.</i>		
8	Fee Owner	Department of Hawaiian Home Lands		
9	Lessee/s	RCK Partners, Limited Partnership; D. Otani Produce, Inc.; Blow Up, LLC dba ESPN Radio 1420 is a licensee of the radio station tower parcel.		
10	Current Uses	Shopping center, radio tower site, and fresh produce processing and warehouse facility.		
11	Encumbrances (if any)	The shopping center parcel is on a long-term ground lease for 55 years; the produce processing and warehouse facility is on a long-term ground lease for 65 years. Use of the radio tower parcel is under a license for 20 years.		
12	Project Description	To prepare conceptual plans for Hawaiian Home Lands near the Kapalama rail station with the primary purpose of serving as: 1) a comprehensive guide for transit-oriented redevelopment of DHHL’s Kapalama lands; 2) to assist the City and County of Honolulu with planning for future infrastructure needs in the Kapalama area; and 3) to assist with the coordination of DHHL’s TOD plans with other adjacent landowners’ plans.		
13	Site Constraints <small>(infrastructure, arch/hist sites, etc.)</small>	Drainage, soil/foundation capacity to support redevelopment, flooding; the possible bifurcation or reduction of land available for redevelopment due to a proposed roadway connection.		
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		2018	N/A	FY 2034 - 2048
15	Project Status	Planning - Conceptual planning underway; awaiting geotechnical engineering studies to complete conceptual planning project.		
16	Consultant/ Contractor/Developer	PBR Hawaii & Associates, Inc.		
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
		287,325.00*	N/A	N/A
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		DHHL Funds	N/A	N/A
19	Contact Person <small>(Name, Email Address)</small>	Allen G. Yanos, Land Management Division, allen.g.yanos@hawaii.gov		
20	Attachments <small>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports</small> <small>link to webpage:</small>	Maps and preliminary renderings. *Portion of conceptual planning project for DHHL’s Kapalama and Shafter Flats parcels; total cost for both project properties is \$574,650.00.		

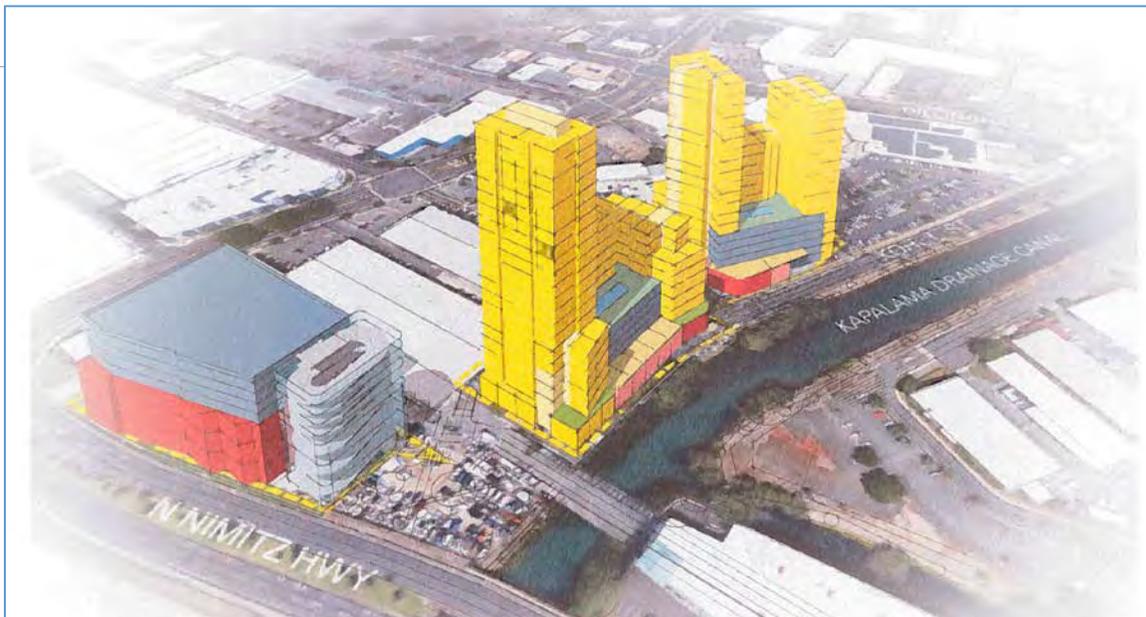
KAPALAMA PROJECT CONCEPTUAL PLANS

Department of Hawaiian Home Lands (DHHL) owns five acres of land in Kapalama, which has been used for revenue generation. These lands are located within a half-mile radius of the planned Kapalama rail transit station. A 2.75-acre parcel includes an office building/warehouse and a portion of the City Square Shopping Center. Kamehameha Schools owns the land under the remaining portion of the shopping center and parking lot, with frontage on Dillingham Boulevard and Kohou Street. Adjacent to the shopping center is a 0.14-acre parcel that houses a radio station antenna tower. The other parcel, comprising 1.57 acres, is noncontiguous and fronts Nimitz Highway. This third parcel is under industrial use as a fresh produce facility.

DHHL conceptual planning has been underway since July 2016, with the intent to take advantage of (1) TOD opportunities and the parcels' proximity to the Kapalama rail station, (2) the potential synergy with redevelopment planned by Kamehameha Schools, and (3) related improvements under the City's Kapalama Canal Catalytic Project. Potential master plan options for the Kapalama properties are still being assessed, and feasibility analysis of the development potential has not been completed. A primary focus of DHHL's planning for Kapalama has been to address the capacity of the land to support redevelopment, specifically high-density, multi-level structures. The feasibility analysis will include limited engineering studies to help refine the preliminary plans developed for the area, which are constrained by flooding, drainage, and sea-level rise, airport noise and height restrictions, infrastructure capacity, structural and soil bearing requirements, and highway noise and traffic. Completion of the conceptual planning project is anticipated by April 2018.

Due to existing long-term leases, redevelopment of these Kapalama holdings by DHHL is "medium" priority. Should opportunities arise to accelerate its redevelopment plans, DHHL wants to be positioned such that it can begin soliciting potential developers in a reasonably short time to award master development leases. That way, phased redevelopment that includes a rental housing component in the first phase can begin as soon as is practicable.

Preliminary redevelopment plans in the first phase include mixed-uses featuring a combination of approximately 18,450 square feet of ground floor retail space and approximately 516 residential units in two buildings on the City Square Shopping Center and radio station tower parcels. The number of residential units above the retail space would vary, depending on various scenarios. The parcel with the fresh produce facility is under a very long-term lease expiring in 2070, so assessment of the future long-term development of this parcel under a second phase is still pending. However, another multi-level industrial use structure like DHHL's proposed multi-level buildings in Shafter Flats (Moanalua Kai) could be an option.



AGENCY TOD Project Fact Sheet

O-20

1	Agency	University of Hawaii, Honolulu Community College		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	UH Honolulu Community College TOD Plan		
4	Street Address	874 Dillingham Boulevard		
5	Tax Map Key/s	(1) 1-5-17: portion of parcel 6 (<i>HART transit stop is at corner of Kokea and Dillingham</i>)		
6	Land Area (acres)	23 acres		
7	Zoning	IMX-1		
8	Fee Owner	University of Hawaii		
9	Lessee/s	N/A		
10	Current Uses	HCC primary campus (mauka side of Dillingham Blvd.)		
11	Encumbrances (if any)	Land used for higher educational purposes (community college campus), various utility easements		
12	Project Description	HCC has no TOD planned at this time. Funding would allow HCC to study TOD options as it relates to HCC core educational mission and Long Range Development Plan.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	<ul style="list-style-type: none"> • Use for higher educational mandates • Proposed Rail improvements will impact HCC campus • Inadequate sewer capacity to expand current campus 		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018	N/A	FY 2020 - 2028
15	Project Status	Pre-Planning - TOD master plans study		
16	Consultant/ Contractor/Developer	HHF Planners		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		100,000	N/A	N/A
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		Act 124, SLH 2016 Account B-16-421 OP Program ID, BED 144	N/A	N/A
19	Contact Person (Name, Email Address)	Derek Inafuku, HCC Vice Chancellor, dinakfuku@hawaii.edu; or Carleton Ching, Director of Land Development, cching77@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	HCC Transit stop; see HART website (Kapalama Station #15)		

UH HONOLULU COMMUNITY COLLEGE TOD PLAN

The HCC campus is a prime location for incorporating TOD improvements that support and are consistent with the college's programs and long-term campus vision. The Kapalama Transit Station will be located on the western corner of HCC's Main Campus at the intersection of Dillingham Boulevard and Kokea Street. The location of the station on the HCC campus creates opportunities to enhance school activities and campus revenues, complement other agency programs in the area, and create academic linkages with UH's Leeward Community College (LCC) and West Oahu campuses. TOD planning is needed to integrate the Kapalama transit station into the campus, with attention to increasing multi-modal access and connections to and within the campus and improving the streetscape and pedestrian experience at the campus. TOD offers the potential of also integrating smaller commercial opportunities within the HCC station area along both Kokea Street and Dillingham Boulevard, which would serve students, faculty, transit passengers, and employees at surrounding businesses. Revenue generated from commercial opportunities would be used to supplement HCC's maintenance and operational costs further improving the sustainability of this campus. HCC will be examining the potential for the development of potential student and faculty housing at the campus.

In 2017, HCC received \$100,000 in CIP funds for a TOD planning study to identify options for capitalizing on the TOD potential for the station area. Findings and plan proposals are expected in 2018.



AGENCY TOD Project Fact Sheet

O-21

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	HPHA Administrative Offices Redevelopment		
4	Street Address	1002 North School Street		
5	Tax Map Key/s	(1) 1-6-009: 003		
6	Land Area (acres)	Portion of 12.48 acres		
7	Zoning	A-2, R-5		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	HPHA offices and State public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would include new offices and add approximately 800 senior rental affordable units, retail, and community spaces.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		FY 2017		CY 2020
15	Project Status	Planning: Community engagement, EIS preparation initiated		
16	Consultant/ Contractor/Developer	Retirement Housing Foundation		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

HPHA ADMINISTRATIVE OFFICES REDEVELOPMENT

Hawaii Public Housing Authority (HPHA) has partnered with Retirement Housing Foundation under a predevelopment agreement to redevelop the property into a mixed-use community to increase the amount of affordable housing provided in this bus transit-available neighborhood. Rents for the affordable senior housing will be based on rents and income limits calculated by the U.S. Department of Housing and Urban Development (HUD). To provide new residential housing, the existing HPHA administrative offices will be replaced with a new HPHA administrative office building; up to 800 affordable rental apartments; 10,000 square feet of ground floor retail space; 34,000 square feet of community/flex multi-use space; vehicular access via existing driveways; parking; and open space and new landscaping. The Final EIS for the project was accepted in August 2018.



AGENCY TOD Project Fact Sheet

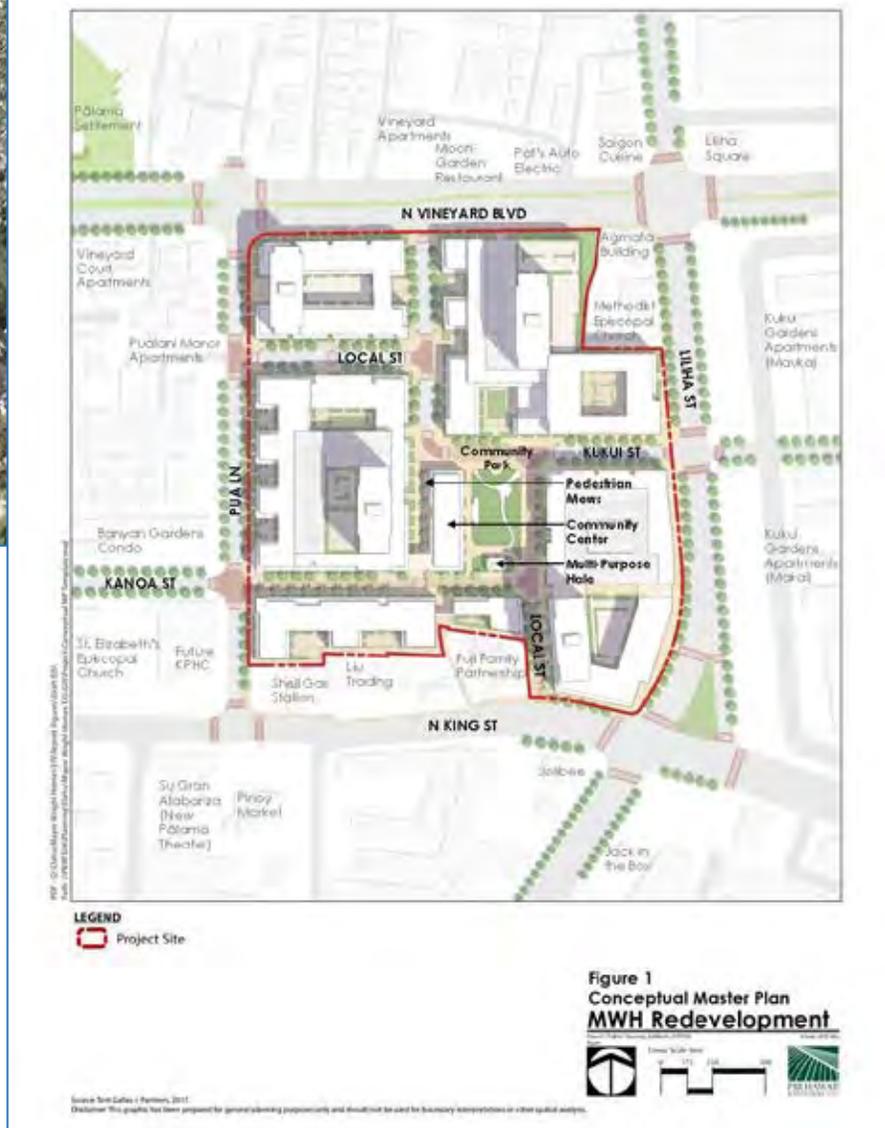
O-22

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Iwilei		
3	Project Name	Mayor Wright Homes Redevelopment		
4	Street Address	606 North Kukui Street		
5	Tax Map Key/s	(1) 1-7-029: 003		
6	Land Area (acres)	15 acres		
7	Zoning	A-2		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	364 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	Proposed mixed use redevelopment with 2,500 mixed income residential units, including replacement of 364 public housing units, and up to 80,000 square feet of commercial spaces.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning FY 2016	Design	Construction CY 2019
15	Project Status	Planning: Community engagement period started in May of 2016 and is still ongoing. The conceptual plan is complete and the FINAL EIS was accepted in May 2018. Master Development Agreement has been executed with Hunt Development Group. Proposed redevelopment will increase unit count to approximately 2,500 units.		
16	Consultant/ Contractor/Developer	Hunt Development Group		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

MAYOR WRIGHT HOMES

Mayor Wright Homes is one of the oldest and largest low-income public housing properties in HPHA's portfolio. Mayor Wright currently provides 364 housing units. HPHA has signed a predevelopment agreement with national developer, Hunt Companies, and Vitus, a property management firm, to redevelop the approximately 15-acre site to deliver approximately 2,500 new homes, over five phases, including one-to-one public replacement all 364 existing public housing units, affordable workforce units, as well as market-rate units targeted to a variety of income levels. The site is within close proximity and walking distance to jobs, services, and businesses and less than a ten-minute walk from the planned Iwilei station, offering the potential for the new Mayor Wright Homes to become one of the city's first examples of a truly transit-oriented mixed-use, mixed-income development.

The project can transform the site and better integrate this community with the surrounding city fabric. As a mixed-use development, the project will be able to introduce shopping, employment, and convenience to its residents and community with up to 80,000 SF of commercial and retail space. Current plans call for two-thirds of the affordable units for income levels less than 120% AMI. Each phase would provide mixed income housing. The Project's Final EIS was accepted in April 2018.



AGENCY TOD Project Fact Sheet

O-23

1	Agency	Hawaii Housing Finance and Development Corporation/ Department of Accounting and General Services Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Iwilei		
3	Project Name	Liliha Civic Center Mixed-Use Project		
4	Street Address	333 and 355 North King Street, Honolulu, HI 96817		
5	Tax Map Key/s	(1) 1-5-007: 001		
6	Land Area (acres)	3.79 acres		
7	Zoning	BMX-3, IMX-1		
8	Fee Owner	Department of Land and Natural Resources		
9	Lessee/s	TBD		
10	Current Uses	State office buildings (OR&L building and OR&L annex); and open lot under ROE to DBEDT, Hawaii Film Office, for production company use.		
11	Encumbrances (if any)	Governor's E.O. No. 4131 to DAGS; non-exclusive easement over Easement U to HHFDC for emergency access and utility purposes for adjacent Senior Residence at Iwilei affordable rental project recorded at the Bureau of Conveyances as Document No. A-48340637.		
12	Project Description	HHFDC executed a Memorandum of Understanding (MOU) with DAGS for a mixed-use project consisting of multi-family affordable housing, office space/civic center, parking and other incidental uses. Also considering infrastructure needs for Mayor Wright Homes and Kukui Gardens.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Infrastructure; historic OR&L building on-site; possible soil contamination (petroleum products); Easement U for access and utility purposes.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		FY2019	FY2021	FY2022
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		TBD		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		DURF for infrastructure		
19	Contact Person (Name, Email Address)	Stan S. Fujimoto, Project Manager, stanley.s.fujimoto@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

LILIHA CIVIC CENTER MIXED-USE PROJECT

HHFDC executed a MOU with DAGS for the development of the 3.791-acre site of the historic Oahu Railway and Land (OR&L) Building with a mixed-use project consisting of multi-family affordable housing, office space/civic center, parking and other incidental uses. Under the MOU, a master plan will identify the affordable housing and office space/civic center needs in conjunction with the planned Honolulu Rail Transit Project by the Honolulu Authority for Rapid Transportation within Easement U located at the western edge of the site.



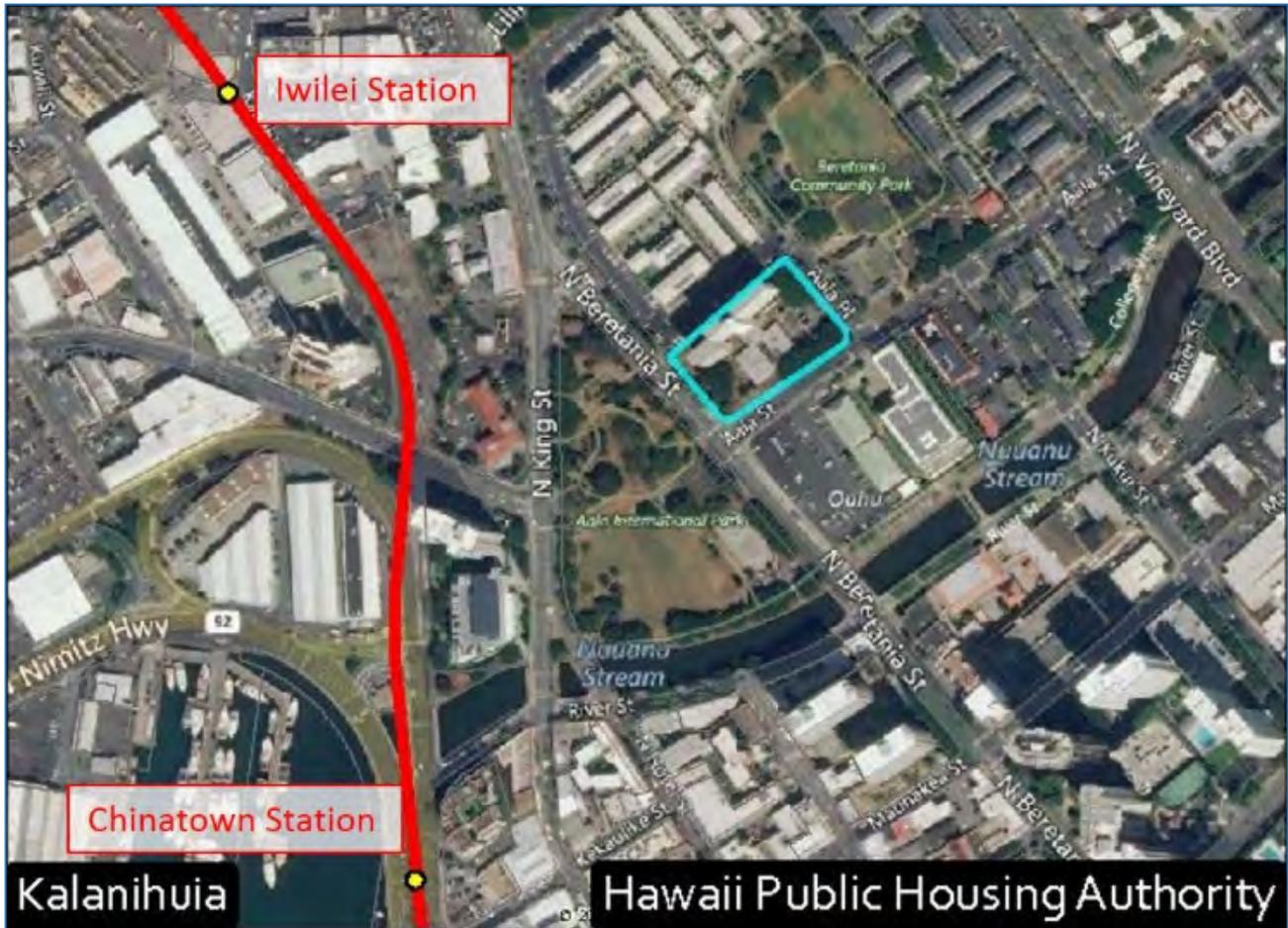
AGENCY TOD Project Fact Sheet

O-24

1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Iwilei		
3	Project Name	Kalanihua Homes		
4	Street Address	1220 Aala Street		
5	Tax Map Key/s	(1) 1-7-026: 006		
6	Land Area (acres)	1.9 acres		
7	Zoning	A-2		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	151 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase the total unit count to 500 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

KALANIHUIA HOMES

Kalanihulia is situated along North Beretania Street at the intersection with Aala Street. The City's Aala Park is located across from this project site. Kalanihulia was constructed in 1969. The 1.88-acre housing property is comprised of a single 15-story high-rise apartment building complex with 90 studio units, 60 one-bedroom units, and 1 three-bedroom unit for live-in maintenance staff. Connected to this complex is a single-story common area wing of the building that includes a community hall, laundry area, kitchen, maintenance, storage, and staff offices. City zoning for the site is A-2, Medium-Density Apartment. HPHA proposes to redevelop the property into a denser, mixed-use development that would increase the unit count from 151 to up to 500 units.



AGENCY TOD Project Fact Sheet

O-25

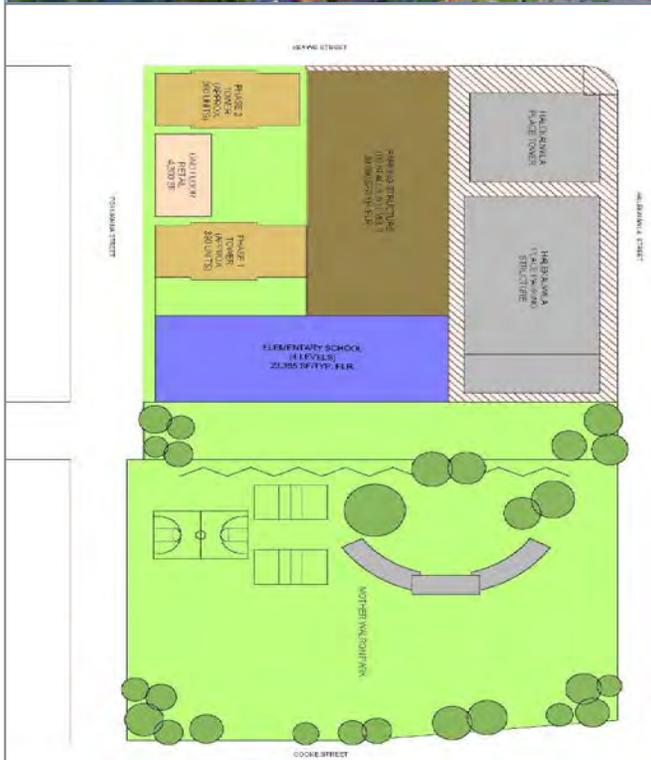
1	Agency	Hawaii Housing Finance and Development Corporation		
2	Transit Station/Bus Stop	Kakaako		
3	Project Name	690 Pohukaina		
4	Street Address	690 Pohukaina Street		
5	Tax Map Key/s	(1) 2-1-051: 041		
6	Land Area (acres)	2.167 acres		
7	Zoning	Mixed Use		
8	Fee Owner	State of Hawaii		
9	Lessee/s	TBD		
10	Current Uses	Retail, parking		
11	Encumbrances (if any)	Set Aside to HHFDC for affordable housing and educational purposes; GL No. 6097 to HCDA exp. 2/10/19; HECO easement for transformer 160 sf Doc.#95-011792.		
12	Project Description	Mixed-use project consisting of a 390-unit workforce rental tower with at least 60% of the units at 140% or below the area median income (AMI), a 200-unit tax credit rental tower for households at 60% or below the AMI, and a vertical elementary school for approximately 750 students.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Upgrade sewer line in Pohukaina Street from 10-inch to 12-inch from South Street to Keawe Street per Kakaako Sewer Master Plan Update dated June 10, 2015, existing building to be demolished.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning 4 th Qtr CY2018	Design 2 nd Qtr CY2020	Construction 4 th Qtr CY2022
15	Project Status	Planning, environmental assessment, development agreement		
16	Consultant/ Contractor/Developer	SSFIM International, Inc./Alakai Development Kakaako LLC		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning TBD	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning CIP/Private	Design CIP/Private	Construction CIP/Private
19	Contact Person (Name, Email Address)	Stan S. Fujimoto, HHFDC Project Manager, stanley.s.fujimoto@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

690 POHUKAINA

HHFDC is teaming with Alakai Development, LLC/Forest City, on this mixed use residential project, with affordable housing. Alakai would finance and build one tower with 390 residential units and 600 parking stalls. At least 60% or 234 units would be reserved for residents up to the 140% AMI level. The developer will also build an elementary school as part of the first phase, which is expected to begin construction in 2019 and be completed in late 2021.

HHFDC will build the second tower with 200 units and 250 parking stalls reserved for residents earning no more than 60% AMI. The site is within easy walking distance of one-quarter mile from the Kakaako rail transit station.

Infrastructure systems including water and drainage facilities are generally adequate for the immediate project area. A sewer line in Pohukaina Street needs upgrading per the Kakaako Sewer Master Plan Update dated June 10, 2015.



Site Plan, July 2017

HHFDC
Prepared by Benjamin Woo Architects

AGENCY TOD

Project Fact Sheet

O-26

1	Agency	Department of Education Hawaii Housing Finance and Development Corporation		
2	Transit Station/Bus Stop	Kakaako		
3	Project Name	Pohukaina Elementary School		
4	Street Address	690 Pohukaina Street		
5	Tax Map Key/s	(1) 2-1-051: 041		
6	Land Area (acres)	Project area: 94,423 SF or 2.1677 acres		
7	Zoning	Kakaako CD District		
8	Fee Owner	State of Hawaii Department of Land and Natural Resources		
9	Lessee/s	Fisher Hawaii		
10	Current Uses	Commercial use and parking		
11	Encumbrances (if any)			
12	Project Description	Four-story “vertical” elementary school for 750 students to serve the Kakaako to Ala Moana area in anticipation of dense residential development expected with the rail transit line. Part of a two-tower project. Alakai Development LCC to develop 390 residences and 600 parking stalls in one tower. HHFDC to develop the second phase with a 200-unit tower, 250 parking, and the 4-story school.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
			October 2017	FY18/19
15	Project Status	Planning and Design		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
			10,000,000	60,000,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Kenneth Masden, kenneth_masden@notes.k12.hi.us		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

POHUKAINA ELEMENTARY SCHOOL

The Department of Education is planning a new elementary school at the 690 Pohukaina Street project site in Kakaako. This is a much needed school in a rapidly developing community, as well as DOE's first vertical school with a compact footprint in an urban setting. The proposed elementary school would be part of a mixed-use, high density development with a substantial affordable housing component. The four-story elementary school will have a capacity of 750 students, and is adjacent to Mother Waldron Neighborhood Park, which would be available for student recreational use.



Source: HHFDC. Site Plan, July 2017, Prepared by Benjamin Woo Architects.

AGENCY TOD

Project Fact Sheet

O-27

1	Agency	Hawaii Community Development Authority		
2	Transit Station/Bus Stop	Kakaako; Civic Center		
3	Project Name	Nohona Hale		
4	Street Address	630 Cooke Street		
5	Tax Map Key/s	(1) 2-1-051: 014		
6	Land Area (acres)	0.24 acres (10,400 sf)		
7	Zoning	KAK – Pauahi Neighborhood Zone		
8	Fee Owner	HCDA		
9	Lessee/s	Bronx Pro Group		
10	Current Uses	Surface Parking		
11	Encumbrances (if any)			
12	Project Description	Nohona Hale is an affordable rental project with 110 micro-units approximately 300 sf each, plus one manager unit.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
			March 2017	2 nd Qtr CY2018
15	Project Status	Pending building permit approval and financial closing		
16	Consultant/ Contractor/Developer	WCIT / Swinerton / BronxPro Group		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
				37M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF		
19	Contact Person (Name, Email Address)	David Mosey, dmosey@bronxprogroup.com		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

NOHONA HALE

The Hawaii Community Development Authority (HCDA) selected the BronxPro Group to develop Nohona Hale, 630 Cooke Street. The project site is less than a third of a mile from the proposed Civic Center rail transit station and will be Honolulu's first micro-unit transit oriented development. Groundbreaking was held in July 2018. The proposed project includes 110 low income energy efficient micro-units (plus one manager unit) that will create a diverse and inclusive home for residents. Nohona Hale is a "living" prototype of new building technologies: designed with open air circulation to allow the trade winds to breathe through so that natural ventilation could be used, reducing the project's carbon footprint.

The residential tower is set on a two-level podium, which houses the lobby, living room, community spaces, and management offices. The placement of the two towers will provide the residents with excellent views of Honolulu. Nohona Hale presents the opportunity to demonstrate how building innovation can transform communities as well as address the important need of affordable housing for low income families. Nohona Hale's design is also aligned with the planned Smart Growth goals for the Kakaako area. In light of the project's close proximity to rail, it is proposed to not include residential car parking for tenants, but rather provide ample bicycle parking and pedestrian amenities.

Nohona Hale will be home to a diverse demographic of all ages and backgrounds living under "one roof". This proposal anticipates that all the micro units will be marketed to families earning 60% AMI or less. The project will also serve some of Hawaii's most vulnerable families by setting aside 10% of the units for families earning 30% AMI or less. The project will maintain its affordability for 65 years, at which time the project will be turned back over to the State.

The project is expected to be completed by early 2020.



AGENCY TOD Project Fact Sheet

O-28

1	Agency	Hawaii Community Development Authority		
2	Transit Station/Bus Stop	Kakaako		
3	Project Name	Ola Ka Ilima Artspace Lofts		
4	Street Address	1025 Waimanu Street, Honolulu, HI 96814		
5	Tax Map Key/s	(1) 2-3-003: 040		
6	Land Area (acres)	.69 acres		
7	Zoning	HCDA – Central Kakaako (Mixed Use)		
8	Fee Owner	HCDA		
9	Lessee/s	Artspace		
10	Current Uses	Surface parking lot		
11	Encumbrances (if any)			
12	Project Description	Affordable housing project for artists with ground floor performing art space. (50) 1 Bdrm Units, (30) 2 Bdrm Units, (4) 3 Bdrm Units; 5 units – 30% of AMI, 37 units – 50% of AMI, 41 units – 60% of AMI, 1 manager unit. Total project cost is \$55.7M.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Limited contaminated soil		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		January 2010	January 2015	August 2017
15	Project Status	Under construction		
16	Consultant/ Contractor/Developer	Urban Works / Unlimited Construction / Artspace		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
				42.5M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF, HOME, C&C AHTF		
19	Contact Person (Name, Email Address)	Greg Handberg, greg.handberg@artspace.org		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	http://www.artspace.org/sites/default/files/public/downloads/place/hawaii_ov_artspace_2016.2.16.pdf		

OLA KA ILIMA ARTSPACE LOFTS

Ola Ka 'Ilima Artspace, a mixed-use arts development, will blend live/work space for artists and their families, non-profit partners, and community events and gatherings. The project is being developed by Artspace, a Minnesota arts and culture non-profit, to provide permanent, affordable space for the arts that also would promote City and State goals for economic development, transit oriented development, and cultural preservation.

Ola Ka 'Ilima Artspace will include 84 units of affordable live/work space for low-income artists and their families, as well as 10,000 square feet of green space, and more than 7,000 square feet of community and commercial space for arts-oriented businesses. Units will include one-, two-, and three-bedroom apartments. Affordability of units will range from 30%, 50% and 60% of area median income. Residential units will feature high ceilings, large windows, durable surfaces, large doors and wide hallways to accommodate a variety of creative activities. Each of the residential units will be larger than a typical affordable unit to allow for ample workspace.

The ground floor will be home to the PA'I Arts & Culture Center, for Native Hawaiian dancers, musicians, visual artists, cultural practitioners and others who are interested in experiencing Native Hawaiian cultural traditions. The Cultural Center will combine classroom space and flexible space for teaching and performing Hula, music, and other traditional practices. Through video conferencing technology, the Cultural Center will be networked to audiences and artistic partners both across the Islands and around the world.

The community and greenspace will include a gardening area and a community room available to residents, partnering non-profit organizations, and the surrounding community for rehearsal, exhibitions, performances and events. Although it is a transit-oriented development, the project will provide adequate parking for residents and visitors.

Artspace has entered into a 65-year ground lease of the land from HCDA. Artspace will own, operate, and manage the building.



AGENCY TOD Project Fact Sheet

O-29

1	Agency	Hawaii Community Development Authority		
2	Transit Station/Bus Stop	Ala Moana		
3	Project Name	Hale Kewalo Affordable Housing		
4	Street Address	450 Piikoi Street		
5	Tax Map Key/s	(1) 2-3-007: 026 (reserved housing site)		
		(1) 2-3-007: 109		
6	Land Area (acres)	0.734 acres		
7	Zoning	HCDA Mauka Area Rules – Central Kakaako		
8	Fee Owner	Kewalo Development LLC & HCDA		
9	Lessee/s	Kewalo Development LLC		
10	Current Uses	Commercial and Light Industrial		
11	Encumbrances (if any)			
12	Project Description	Hale Kewalo will be a new 128-unit affordable family rental housing project in one, 11-story residential building, with a recreation room, lanai, garden, commercial space and 77 parking stalls (Project) on approximately 31,952 square feet of land located across Piikoi Street (Ewa) of the Ala Moana Shopping Center.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		February 2018		
15	Project Status	Under construction		
16	Consultant/ Contractor/Developer	Alakea Design/Swinerton/Stanford Carr Development		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		57MM		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		HMMF, 4% LIHTC, RHRF		
19	Contact Person (Name, Email Address)	Chris Oakes – coakes@stanfordcarr.com		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

HALE KEWALO AFFORDABLE HOUSING

Stanford Carr Development, LLC is undertaking the development of Hale Kewalo, a 128-unit affordable rental housing project at 450 Piikoi Street. This 11-story high building will consist of 27 one-bedroom, 72 two-bedroom, and 29 three-bedroom units. All units are required to remain affordable to households at 60% or below the AMI for 61 years. This project is planned as an essential component in providing critical affordable rental housing inventory within the rapidly growing Kakaako Community Development District. This project will also fulfill the reserved housing obligation for the landowner required by the Hawaii Community Development Authority (HCDA) for other market housing projects in the district.

The project is also integral in providing valued housing within the transit-oriented development area of the Honolulu Area Rapid Transit (HART) terminus at Ala Moana Center. Within easy walking distance to the transit station (approx. 800 feet away), the proposed project is viewed as a beneficial and desirable reserved housing project.

The project will include only 77 parking stalls to encourage use of other modes of transportation, commercial space located on Waimanu Street, and other accessory uses to support the residential units.

Hale Kewalo, a \$57.5 million project, held its groundbreaking in February 2018 and is expected to be completed in 2019.



AGENCY TOD Project Fact Sheet

O-30

1	Agency	Hawaii Housing Finance and Development Corporation and Judiciary		
2	Transit Station/Bus Stop	Ala Moana		
3	Project Name	Alder Street Affordable Rental Housing and Juvenile Services Center		
4	Street Address	902 Alder Street		
5	Tax Map Key/s	(1) 2-3-012: 019		
6	Land Area (acres)	1.45 acres		
7	Zoning	A-2 Medium Density Apartment		
8	Fee Owner	State of Hawaii Judiciary via Executive Orders 1577 and 2484 dated September 5, 1953 and December 3, 1969, respectively.		
9	Lessee/s			
10	Current Uses	Small building occupied by Home Maluhia shelter facility for youth. Large building previously for juvenile detention facilities, now used for girls juvenile programming and education.		
11	Encumbrances (if any)			
12	Project Description	Joint development and co-location of an affordable rental housing project with the Juvenile Service Center, including therapeutic counseling, rehabilitative services and shelter facilities under the Judiciary. The affordable rental project would include 180 affordable rental units in a 19-story building in which the Judiciary would occupy 35,000 sf on the first three floors.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site has adequate sewer and water capacity.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		3 rd Qtr 2018	4 th Qtr 2019	4 th Qtr 2021
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		TBD	TBD	TBD
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		CIP, DURF, HMMF, 4% LIHTC, RHRF		
19	Contact Person (Name, Email Address)	Craig Hirai, Executive Director, craig.k.hirai@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

ALDER STREET AFFORDABLE RENTAL HOUSING & JUVENILE SERVICES CENTER

The Hawaii Housing Finance and Development Corporation and the Judiciary propose to jointly develop a 1.45-acre parcel at 902 Alder Street in proximity to the Ala Moana rail transit station. This is the first partnership between the judicial and executive branches of State government. The mixed-use development will help address affordable rental housing and juvenile justice needs.

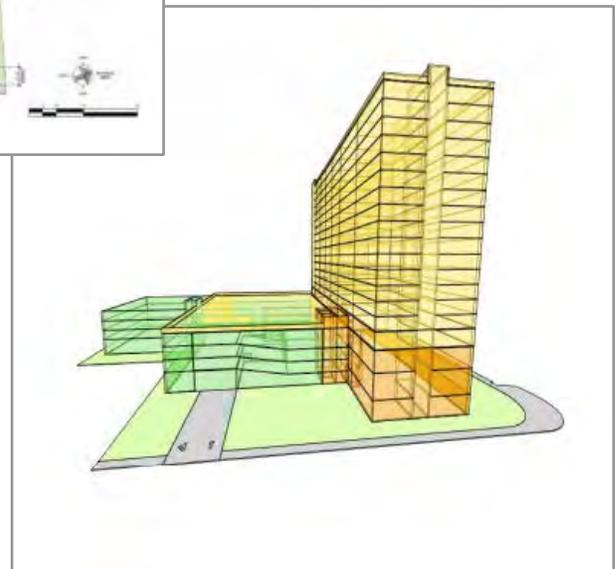
HHFDC will develop 180 affordable rental housing units targeted for households earning 60% and below AMI in a 19-story building, in which the Judiciary will occupy 35,000 square feet on the first three floors. Parking for residents, employees, and visitors would be in an adjacent four-story parking structure with 290 stalls.

The Judiciary's juvenile services/shelter center will include space for administrative functions, offices, client assessment intake, meeting rooms, a recreational and visitation space, and shelter services. The facility will allow space to implement programs and services to assist youth and families at risk of entering the Juvenile Justice system by providing education, pro-social activity, counseling, and shelter services for at-risk youth not able to reside with their families.

The site currently has adequate sewer and water capacity to support the proposed development.



Conceptual site plan



AGENCY TOD Project Fact Sheet

O-31

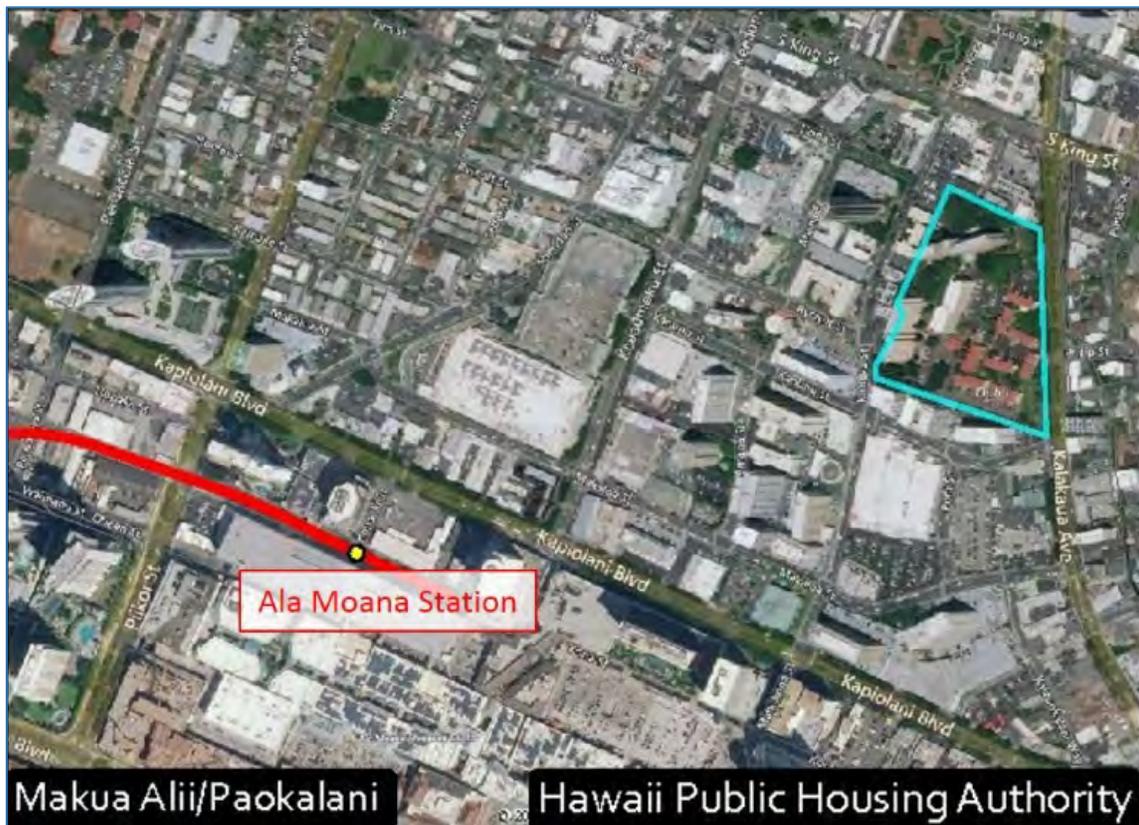
1	Agency	Hawaii Public Housing Authority		
2	Transit Station/Bus Stop	Ala Moana		
3	Project Name	Makua Alii and Paoakalani		
4	Street Address	1541 Kalakaua Avenue, 1583 Kalakaua Avenue		
5	Tax Map Key/s	(1) 2-3-019: 004		
6	Land Area (acres)	9.2 acres		
7	Zoning	A-3		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s			
10	Current Uses	362 units, federal low-income public housing		
11	Encumbrances (if any)			
12	Project Description	HPHA has a 10-year plan to redevelop its properties along the City and County of Honolulu's rail transit line. The proposed redevelopment would increase the total unit count to approximately 1,000 units.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction CY 2025
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Benjamin Park, benjamin.h.park@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

MAKUA ALII & PAOKALANI

First occupied in 1967, Makua Alii is an elderly housing project off Kalakaua Avenue and is located on the same parcel as the Kalakaua Homes and Paoakalani housing properties. The project is a single 19-/20-story high-rise apartment building with 210 one-bedroom units and one three-bedroom unit reserved for live-in maintenance staff.

Paoakalani was first occupied in 1967, and is comprised of a single 16-story high-rise apartment building with 90 studio units, 60 one-bedroom units, and one three-bedroom unit for live-in maintenance staff.

HPHA plans to redevelop Makua Alii and Paoakalani to increase the number of elderly units from 362 to 700-1,000 total housing units, with mixed uses and mixed incomes.



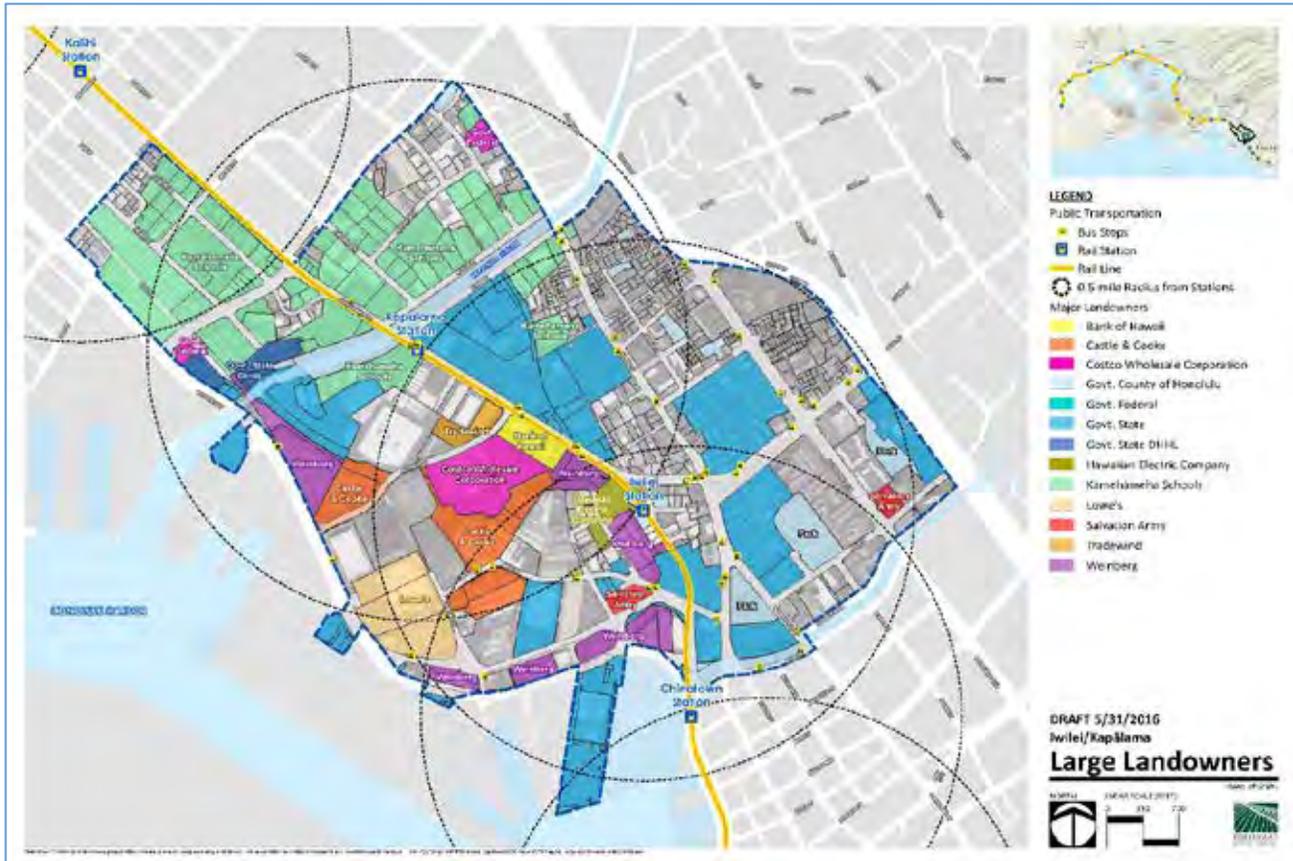
AGENCY TOD Project Fact Sheet

O-32

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Iwilei, Kapalama Rail Stations		
3	Project Name	Iwilei-Kapalama Infrastructure Master Plan		
4	Street Address	Various (see online map)		
5	Tax Map Key/s	Various (see online map)		
6	Land Area (acres)	581 acres		
7	Zoning	Current: Primarily IMX-1 Industrial Mixed Use (150') Proposed TOD: Primarily BMX-3 Community Business Mixed Use (150'-400')		
8	Fee Owner	Various, including several State of Hawaii agencies, Kamehameha Schools, Weinburg Foundation, and Castle and Cooke		
9	Lessee/s			
10	Current Uses	Commercial/industrial businesses, multifamily housing, Honolulu Community College		
11	Encumbrances (if any)			
12	Project Description	The Iwilei-Kapalama Infrastructure Master Plan is identifying critical investments needed to accommodate anticipated growth in the Iwilei and Kapalama TOD areas, with a high priority on supporting affordable housing development. The initial assessment will include high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study is exploring innovative financial tools to help fund the necessary improvements.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Inadequate infrastructure, future sea-level rise and groundwater inundation, and lack of public open space.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning 2017+	Design 2019+	Construction 2020+
15	Project Status	Planning - Completing initial infrastructure needs assessment and revenue projections for district-based finance.		
16	Consultant/ Contractor/Developer	PBR Hawaii, RM Towill, Strategic Economics		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning 5M	Design 50M	Construction ~500M
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning CIP	Design Various	Construction Various
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Iwilei-Kapalama Landowner Map http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/iwilei.html		

IWILEI-KAPALAMA INFRASTRUCTURE MASTER PLAN

The Iwilei-Kapalama Infrastructure Master Plan is identifying critical investments needed to accommodate anticipated growth in the Iwilei and Kapalama TOD areas, with a high priority on supporting affordable housing development. The initial assessment will include high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study is exploring innovative financial tools to help fund the necessary improvements.



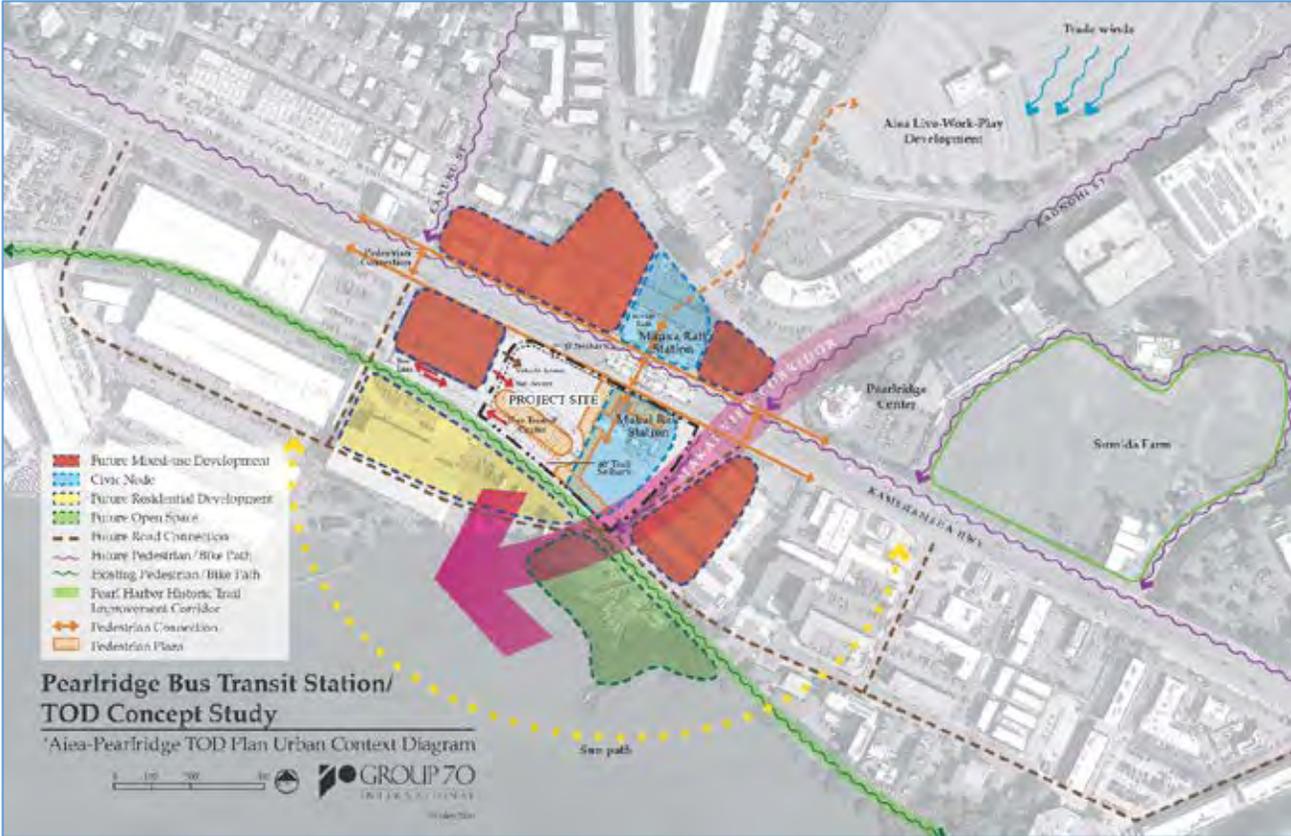
AGENCY TOD Project Fact Sheet

O-33

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Pearlridge		
3	Project Name	Pearlridge Bus Center and TOD Project		
4	Street Address	98-73, 98-85 Kamehameha Highway, Aiea, HI		
5	Tax Map Key/s	(1) 9-8-009: 014; (1) 9-8-009: 015 (1) 9-8-009: 016; (1) 9-8-009: 005		
6	Land Area (acres)	2.8 acres		
7	Zoning	Current: I-2 Intensive Industrial (60') Proposed TOD: BMX-3 Community Business Mixed Use (60'-90')		
8	Fee Owner	City and County of Honolulu		
9	Lessee/s			
10	Current Uses	Rail and Rail Station Construction Staging		
11	Encumbrances (if any)			
12	Project Description	Development of a bus transfer center to improve multimodal connectivity to rail; new affordable or mixed-income housing to help catalyze transformation of the area from industrial to urban; convenience retail for transit riders, area residents, and users of Pearl Harbor Historic Trail.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning 2017	Design 2020	Construction 2021
15	Project Status	Planning - Working to secure access easement for buses through neighboring property; preparing project RFP for private partner(s).		
16	Consultant/ Contractor/Developer	G70 is planning consultant, Strategic Economics is preparing market study		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning 1M	Design 10M	Construction 130M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning CIP	Design CIP/Private	Construction CIP/Private
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Pearlridge Bus – TOD Project Map		

PEARLRIDGE BUS CENTER AND TOD PROJECT

Development of a bus transfer center to improve multimodal connectivity to rail; new affordable or mixed-income housing to help catalyze transformation of the area from industrial to urban; convenience retail for transit riders, area residents, and users of Pearl Harbor Historic Trail.



AGENCY TOD Project Fact Sheet

O-34

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Kapalama		
3	Project Name	Kapalama Canal Catalytic Project/Linear Park		
4	Street Address	Kapalama Canal, Kohou and Kokea Streets between Nimitz Highway & H-1 Freeway		
5	Tax Map Key/s	Various		
6	Land Area (acres)	18.5 acres		
7	Zoning	Current: Primarily IMX-1 Industrial Mixed Use (150') Proposed TOD: Primarily BMX-3 Community Business Mixed use (150'-200')		
8	Fee Owner	City and County of Honolulu, State of Hawaii		
9	Lessee/s			
10	Current Uses	Drainage canal, surface streets		
11	Encumbrances (if any)			
12	Project Description	The Kapalama Canal Catalytic Project is the outcome of various community plans to create a linear park along Kapalama Canal, a waterfront promenade, and Complete Streets improvements. The Project will also address green infrastructure and water quality improvements, erosion control, bank stabilization, channel bottom/invert alteration, and dredging. The project is intended to create recreational and gathering spaces, improve multi-modal access, and catalyze broader neighborhood improvements and new mixed-use development in the rail station area.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Contaminated soil, historic structures/bridges		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2017	2018-19	2021+
15	Project Status	Planning - Preparing DEIS, conducting additional soil testing to determine options for disposal of dredging spoils.		
16	Consultant/ Contractor/Developer	WCIT Architecture, Arup, other subconsultants		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		1.5M	10M	175M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		CIP	CIP	CIP/Private
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Kapalama Canal Master Plan Concept http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/kapalama-canal.html		

AGENCY TOD

Project Fact Sheet

O-35

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Chinatown		
3	Project Name	Chinatown Action Plan		
4	Street Address	Various, includes Chinatown District between Honolulu Harbor and H-1 Freeway		
5	Tax Map Key/s	Various		
6	Land Area (acres)			
7	Zoning	Current: Primarily BMX-4 Central Business Mixed Use (40-350') Proposed TOD: same		
8	Fee Owner	Various		
9	Lessee/s			
10	Current Uses	Commercial businesses, multifamily housing, parks, streets		
11	Encumbrances (if any)			
12	Project Description	The Chinatown Action Plan identifies and prioritizes near-term implementation actions, while refining longer-term strategies that will prepare the neighborhood to take advantage of rail transit service. The Action Plan outlines new actions that government, businesses, residents, and civic organizations are planning, or beginning to undertake, in advance the following goals: active public spaces, cleanliness and safety, economic vibrancy, redevelopment of underutilized City properties, and improved parks.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Historic structures/district		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2015-16	2016+	2017+
15	Project Status	The 21 actions are in various stages of implementation. The actions farthest along are those related to “Streets as Places”, including Kekaulike Street redesign.		
16	Consultant/ Contractor/Developer	Various, including PBR Hawaii, AECOM, HDR		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		1M	5M	~100M
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County	CIP	CIP/Private
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Pedestrian wayfinding sign rendering http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/dpp-tod-chinatown.html		





PLAN SUMMARY

The Action Plan is based on community input from the Chinatown Action Summit in June 2015. The Action Plan is intended to help agencies and community partners focus their resources on near-term implementation projects and programs, while refining longer-term strategies. The **bolded** actions were identified as top priorities at a second community meeting in December 2015.

1. STREETS AS PLACES

- 1.1 Install pilot curb extensions at key Chinatown intersections
- 1.2 **Plan and design complete streets and rail access improvements for Kekaulike Street**
- 1.3 **Revitalize the Nu'uauu Stream corridor**
- 1.4 Provide pedestrian crossing of Vineyard Boulevard at River Street
- 1.5 Explore a pilot placemaking project on Hotel Street
- 1.6 Develop a Chinatown parking management plan
- 1.7 Plan and implement wayfinding signage and digital tools

2. CLEANER AND SAFER CHINATOWN

- 2.1 Establish a business improvement district (BID) for Chinatown
- 2.2 **Develop improved food waste management practices**
- 2.3 Increase the frequency of sidewalk power washing on particular streets
- 2.4 Revise the street sweeping schedule based on alternate side parking restrictions
- 2.5 Pilot a mobile public restroom
- 2.6 Upgrade street lighting
- 2.7 **Improve communication, collaboration, and enforcement to increase security and safety**

3. CHINATOWN'S VIBRANT ECONOMY

- 3.1 **Host activities on River Street**
- 3.2 Repurpose and market vacant and underutilized properties
- 3.3 Provide high-speed public Wi-Fi
- 3.4 Preserve the neighborhood's cultural and historic resources

4. PARK IMPROVEMENTS

- 4.1 Enhance 'A'ala Park
- 4.2 Increase usage and sense of safety at Smith-Beretania Park
- 4.3 Develop a management and programming plan for Sun Yat-sen Park



AGENCY TOD

Project Fact Sheet

O-36

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Waipahu Transit Center		
3	Project Name	Waipahu Town Action Plan		
4	Street Address	Various, within ¼ mile of the rail station		
5	Tax Map Key/s	Various		
6	Land Area (acres)			
7	Zoning	Current: Primarily B-2 Community Business (60') & I-2 Intensive Industrial (60') Proposed TOD: Primarily BMX-3 Community Business Mixed Use (60')		
8	Fee Owner	Various, including State of Hawaii and Kamehameha Schools		
9	Lessee/s			
10	Current Uses	Commercial businesses, affordable housing, bus transit center, parks, social services		
11	Encumbrances (if any)			
12	Project Description	The purpose of the Waipahu Town Action Plan is to help prepare Waipahu Town for rail—providing infrastructure so people can access the Waipahu Transit Center Station and positioning the neighborhood to benefit economically from increased activity in the station area. The Plan has identified and prioritized near-term projects that can have immediate impact, as well as near-term steps for implementing longer-term strategies. These actions are related to placemaking, improving development potential, better utilization of public spaces, and improving safety and maintenance.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	60' height limit, existing flood hazard district limits development potential		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2016-17	2017+	2018+
15	Project Status	Planning - The 11 actions are in various stages of implementation. The actions farthest along include the upgrade of the Hikimoe Street bus center and Complete Streets improvements on area streets.		
16	Consultant/ Contractor/Developer	Various, including PBR Hawaii and Hawaiian Dredging		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		500K		4M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		CIP	CIP	CIP
19	Contact Person (Name, Email Address)	Harrison Rue, hrue@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Waipahu Depot Street bikeway rendering http://www.honolulu.gov/tod/neighborhood-tod-plans/dpp-tod-waipahu.html		

WAIPAHU TOWN ACTION PLAN



The WAIPAHU TOWN ACTION PLAN is a set of near-term strategies identified by the community for improving the neighborhood in preparation for rail transit service. It includes the following actions to be led by various public agencies and community partners.

**WAIPAHU TOWN
ACTION PLAN
SUMMARY
September 2017**

Priority Action

- Site-Specific Action
- Area-wide Action
- Future Rail Station

- 1 Implement a Network of Connected Bicycle Facilities
- 2 Upgrade Waipahu Transit Center
- 3 Redesign Moloala Street
- 4 Upgrade Street Lighting
- 5 Connect Hawaii's Plantation Village to Waipahu Town Core
- 6 Implement Placemaking Strategies
- 7 Connect Waipahu District Park to Waipahu Town Core
- 8 Develop a Master Plan for Hans L'Orange Park
- 9 Address Areawide Flooding
- 10 Establish Areawide Wayfinding
- 11 Develop Pouhala Marsh Educational Signage

For more information, please visit www.honolulu.gov/tod.

Waipahu Depot Street Improvements rendering



AGENCY TOD

Project Fact Sheet

O-37

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Kakaako		
3	Project Name	Blaisdell Center Master Plan		
4	Street Address	777 Ward Avenue, Honolulu, HI		
5	Tax Map Key/s	(1) 2-3-008: 001, 002, 003		
6	Land Area (acres)	22.4 acres		
7	Zoning	Kakaako Community Development District		
8	Fee Owner	City and County of Honolulu		
9	Lessee/s			
10	Current Uses	Arena, Concert Hall, Exhibition Hall, Box Office, parking, meeting rooms, Trades Building		
11	Encumbrances (if any)			
12	Project Description	The goal of the Blaisdell Center Master Plan is to update these well used community facilities, most of which were built in 1964 and are facing increasing maintenance and renovation needs. The Neal S. Blaisdell Center complex is situated in the Kakaako Community Development District and several blocks from a future rail transit station. This area is experiencing tremendous change and development, with thousands of new multifamily housing units being planned and constructed. The plan is pursuing a renovated arena and concert hall, and new exhibition hall, parking structures, public spaces, and other community facilities.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Historic structures, aging infrastructure, phasing challenges		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2014-17	2018	2021
15	Project Status	Pre-Planning - Site planning and concept design is underway, draft EA being prepared		
16	Consultant/ Contractor/Developer	AECOM, WCIT Architecture, Snohetta, other subconsultants		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		5M	50M	500M
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		CIP	CIP	CIP/Private
19	Contact Person (Name, Email Address)	Guy Kaulukukui, guy.kaulukukui@honolulu.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	http://imagineblaisdell.com/		

BLAISDELL CENTER MASTER PLAN

The goal of the Blaisdell Center Master Plan is to update these well used community facilities, most of which were built in 1964 and are facing increasing maintenance and renovation needs. The Neal S. Blaisdell Center complex is situated in the Kakaako Community Development District and several blocks from a future rail transit station. This area is experiencing tremendous change and development, with thousands of new multifamily housing units being planned and constructed. The plan is pursuing a renovated arena and concert hall, and new exhibition hall, parking structures, public spaces, and other community facilities.



AGENCY TOD/TRD Project Fact Sheet

O-38

20-June-2019

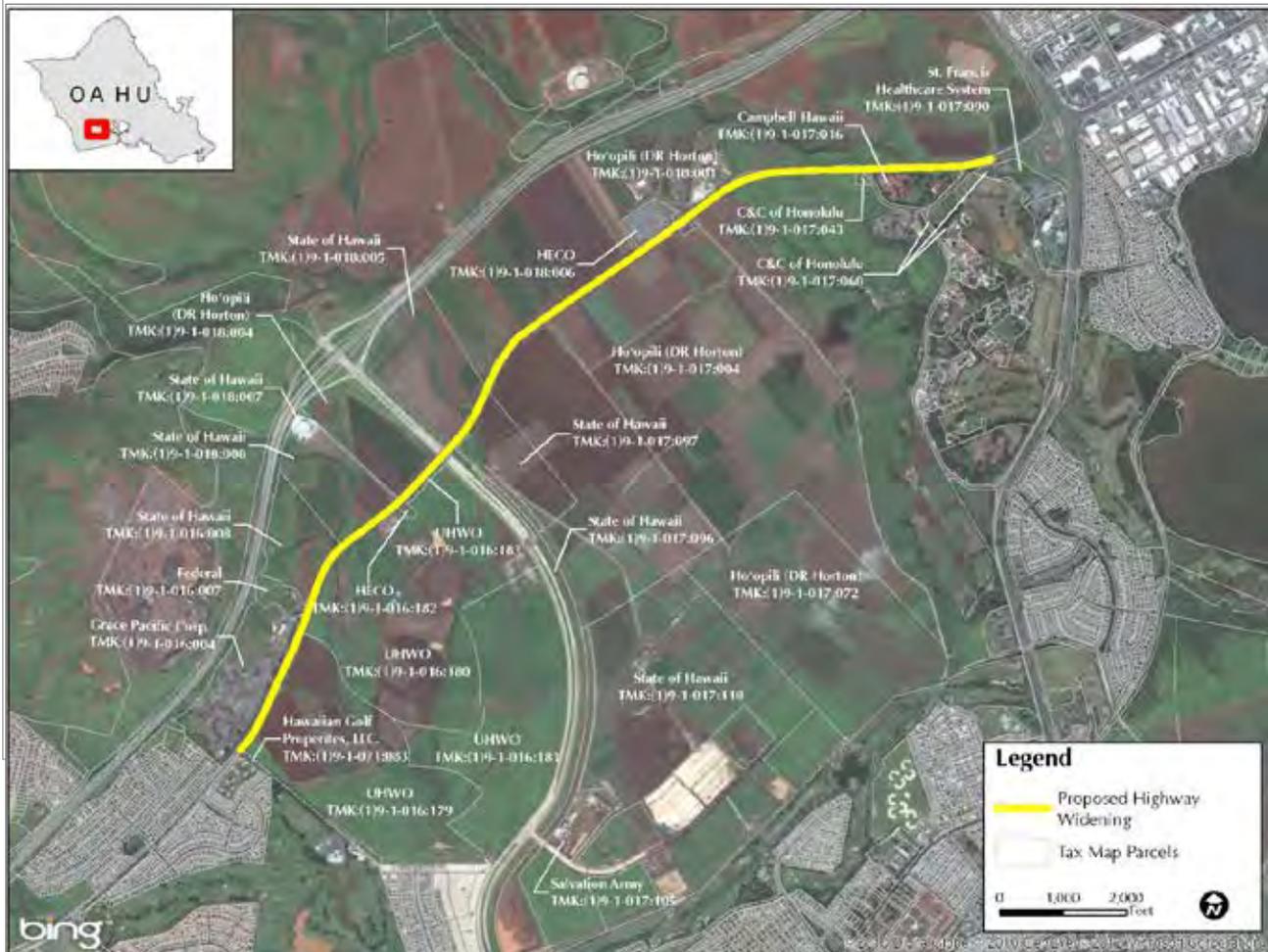
1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Keoneae UH West Oahu; Honouliuli Hoopili		
3	Project Name	Farrington Highway Widening		
4	Street Address	Corridor/right-of-way between Old Fort Weaver Road and Kapolei Golf Course Road		
5	Tax Map Key/s	N/A – Farrington Highway is a Public Roadway Right-of Way (ROW) without a TMK. However, along this segment of highway, the State owns 3 linear parcels adjacent to Farrington Highway not designated to a specific agency such as UH West Oahu or the DLNR. The TMKs are 9-1-017: 099 (0.265 acres), 9-1-017: 098 (3.989 acres), and 9-1-016: 130 (0.002 acres).		
6	Land Area (acres)	Approximately 23.8 acres (avg. 66-foot wide ROW for 15,700 linear feet) plus the additional 4.256 acres from the 3 parcels mentioned above.		
7	Zoning	AG-1 Restricted Agriculture		
8	Fee Owner	State DOT		
9	Lessee/s	N/A		
10	Current Uses	Existing two-lane highway		
11	Encumbrances (if any)			
12	Summary Project Description	Construct improvements to enhance sub-regional roadway connectivity and mobility, increase capacity and accommodate multi-modal transportation options, from Kapolei Golf Course Road to west of Fort Weaver Road. The project is likely to be constructed in two phases. --OC37, Farrington Hwy Improvements, Ph 1, <i>FFYs 2015-2018 TIP</i>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
			Ph1: 2020-mid 2023 Ph2: 2023-beg 2026	Ph1: End 2023-mid 2025 Ph2: 2026-2028
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	Group 70		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design/Acquisition	Construction
			\$84,000,000	\$120,000,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design/Acquisition	Construction
			City CIP	Federal
19	Contact Person (Name, Email Address)	Robert Kroning, Director, Dept of Design & Construction, (808) 768-8480		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

FARRINGTON HIGHWAY WIDENING

Farrington Highway is being widened from Fort Weaver Road to Kualakai Parkway to accommodate future development and traffic demands. It is planned to be completed in two phases. Phase 1 is from Kapolei Golf Course Road to the new East Kapolei High School access road east of Kualakai Parkway. Phase 2 is from the new high school access road to Old Fort Weaver Road. The first phase is a priority project to provide access to the much-needed high school site.

While the draft environmental impact statement (DEIS) is still being prepared, which will determine final design details, the preferred design is a four-lane roadway plus turning lanes, with sufficient right-of-way for up to six travel lanes. The Farrington Highway/Kualakai Parkway intersection will be at-grade, with traffic signal priority given to traffic on Kualakai Parkway (a State roadway). The roadway design will be informed by the City's *Honolulu Complete Streets Design Manual*.

Construction is estimated at \$60 million for each phase (\$120 million total for both phases). Design, land acquisition, and inspection costs are estimated at an additional \$84 million, for a total estimated project cost of \$204 million.



AGENCY TOD Project Fact Sheet

K-01

1	Agency	Department of Accounting & General Services/County of Kauai		
2	Transit Station/Bus Stop	Eiwa Street, Lihue		
3	Project Name	Lihue Old Police Station		
4	Street Address	3060 Umi Street, Lihue 96766		
5	Tax Map Key/s	(4) 3-6-002: 005, 011		
6	Land Area (acres)	0.96 acres Old Police Station		
7	Zoning	Special Planning Area Overlay R-1/ST-P		
8	Fee Owner	State of Hawaii, Department of Land and Natural Resources		
9	Lessee/s	N/A		
10	Current Uses	The site was previously covered by an Executive Order to the County for its former police station. Since the police station was relocated, the site reverted to the State. The old police station was recently demolished and the site will be used as parking until some future use is determined. The adjacent DOH site is currently offices for the Department of Health.		
11	Encumbrances (if any)			
12	Project Description	The site is a great opportunity for housing or mixed use to support the Lihue Town Core. The Lihue Town Core Urban Design Plan calls for higher density development. The site is adjacent to Wilcox Elementary School, Lihue Ballfields, and within walking distance to State and County offices, as well as commercial development on Rice Street. The street network in the surrounding area is being renovated through a USDOT TIGER grant. A larger project could be created by combining the Old Police Station site with the adjacent Department of Health building site.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site is near a historic district including the Courthouse and Historic County Building, both across Umi Street from the site. The Old Police Station has been demolished. If the two sites are combined, management of existing DOH offices would be a consideration during construction. A mixed use project could incorporate modernized DOH offices into a new site plan.		
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		No schedule		
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Lyle Tabata, Itabata@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	See attached aerial photograph.		

LIHUE OLD POLICE STATION

In the heart of Lihue Town, a one-acre parcel on Umi Street presents a great opportunity for housing or office mixed use to support the Lihue Town Core. This site that was formerly the Lihue Police Station was demolished and the site was reverted to the State of Hawaii. The site is currently used as a parking lot until some future use is determined. The Lihue Town Core Urban Design Plan calls for higher density mixed use development in this Special Planning Area site. The site is adjacent to Wilcox Elementary School, Lihue Ballfields, and within walking distance to State and County offices, as well as commercial development on Rice Street. The street network in the surrounding area is being renovated through the US Department of Transportation TIGER grant. Adjacent to this site is a Department of Health building that could be jointly considered for redevelopment for DOH and other mixed uses.



AGENCY TOD Project Fact Sheet

K-02

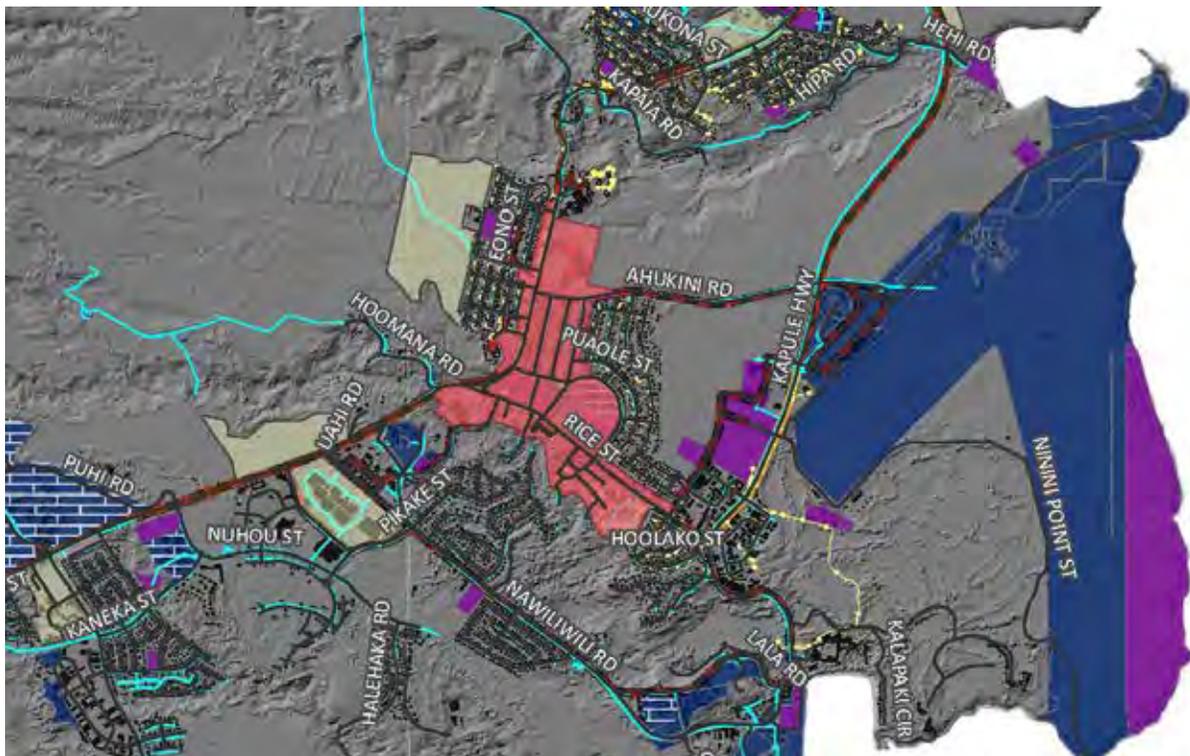
1	Agency	County of Kauai – Kauai Housing Agency		
2	Transit Station/Bus Stop	Lihue, Nearest Bus Stop: Kukui Grove – HMSA Building		
3	Project Name	Pua Loke Affordable Housing		
4	Street Address	Pua Loke Street, Lihue, HI 96766		
5	Tax Map Key/s	(4) 4-3-005: 028 (4) 4-3-005: 029		
6	Land Area (acres)	1.47 acres		
7	Zoning	R-1/ST-P (Special Treatment – Public Facilities)		
8	Fee Owner	County of Kauai		
9	Lessee/s	None		
10	Current Uses	Additional Parking Lot for Department of Water Offices.		
11	Encumbrances (if any)			
12	Project Description	<ol style="list-style-type: none"> 1. Provide a site with housing density of 40-50 multi-family units that is compatible with the surrounding retail and commercial setting. 2. Provide affordable multi-family housing in Lihue at rents that accommodate a range of households and are affordable to income groups ranging from 80% or below to 140% of Kauai’s median household income. 3. Provide a set-aside of units (TBD) dedicated to support permanent housing for the homeless. 4. Provide Transient Oriented Affordable Housing (TOAH): 1) Lihue TOAH development is a site adjacent to the TIGER grant sidewalk conceptual multi-modal plan. 2) In close proximity to public transportation (Kauai Bus Route) and services. 3) Include New Bus Stop construction concurrent with housing development. 		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Relocation of Overhead Powerlines Traffic Conditions (Haleko Rd & Pua Loke St)		
14	Development Schedule <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		TBD		
15	Project Status	Planning, Final EA March 2018		
16	Consultant/ Contractor/Developer	Environmental Assessment (EA) Consultant: Community Planning & Engineering Inc.		
17	Project Cost Estimate/s <small>Ctrl + Tab to enter under headings >\$</small>	Planning	Design	Construction
		1M	2M	13M
18	Funding Source/s <small>Ctrl + Tab to enter under headings ></small>	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Koa Duncan, kduncan@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



PUA LOKE AFFORDABLE HOUSING

The Kauai Housing Agency is planning to develop affordable housing on a 1.5-acre site on Haleko Road near Kukui Grove Shopping Center. The site is owned by the County of Kauai, zoned STP/Residential and is used as a parking area. The site has the potential for a three-story building with 40 to 50 multi-family affordable residential units that are compatible with the surrounding retail and commercial setting. There are minimal site work requirements, and direct access to utilities, including water, power, sewer and storm drainage. Issues to address would include the relocation of powerlines and conducting an assessment of traffic conditions. Parking may be an issue, but reduced parking is also an option.

There is the potential to combine the site with an adjacent State parcel under DLNR jurisdiction that is designated an arboretum but is currently vacant and undeveloped.



AGENCY TOD Project Fact Sheet

K-03

1	Agency	Kauai County Housing Agency		
2	Transit Station/Bus Stop	Nearest Bus Stop – Koloa School Stop (1/2 mile from site)		
3	Project Name	Koae Workforce Housing Development		
4	Street Address	Poipu Rd, Koloa, HI 96756		
5	Tax Map Key/s	(4) 2-6-004: 019		
6	Land Area (acres)	11.2 acres		
7	Zoning	R-20		
8	Fee Owner	County of Kauai		
9	Lessee/s	Mark Development, Inc.		
10	Current Uses	None.		
11	Encumbrances (if any)			
12	Project Description	11.2-acre parcel, dedicated to the County of Kauai by Alexander and Baldwin, LLC, and located east of Po‘ipū road at the old Haul Cane Road intersection. Kauai County Housing Agency has selected Mark Development, Inc. to build and manage 134 Residential Units on the project site. The units will be 100% Affordable rentals and first preference given to employees working within the Project area. Applicants are required to have a household income that does not exceed 60% of Kauai’s Area Median Income.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Relocation of Overhead Powerlines, and Utility Pole.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		June 2018: Commence vertical construction December 2019: Complete Construction		
15	Project Status	Construction		
16	Consultant/ Contractor/Developer	Developer: Mark Development, Inc.		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		Total Cost \$44M		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		Housing Trust Funds, Home Funds, LIHTC		
19	Contact Person (Name, Email Address)	Kanani Fu, kananifu@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



KOAE WORKFORCE HOUSING DEVELOPMENT

The parcel is located on the south side of Kauai, less than one mile south of downtown Koloa, and less than one mile north from the resort area of Poipu. The 11.2 acre project area is bordered to the south and east by Waikomo stream and Kiahuna Golf Club, to the west by Poipu Road, and to the north by an existing residential neighborhood. The site was formerly used for agriculture, but has been vacant for over 20 years. The parcel was dedicated to the County of Kauai by Alexander and Baldwin, LLC (A&B) in December of 2014, with the intention for use as Workforce Housing as part of their requirements for the rezoning of the Kukui'ula resort development area.

Koae will provide 134 residential units for rent. All of units will be affordable and provided to households with income that does not exceed 60% of Kauai's Area Median Income. As shown in conceptual graphics below, the design concepts are the following:

- Concept grows from the historical roots of Koloa Town.
- Two-story buildings similar in size with surrounding two-story homes for a total of 134 residential units.
- Open vistas through the property to create open spaces and access needed for recreation, amenities and parking.
- Small building density with buildings that are sited to individual unit access and a feeling of home and harmony between residents.



AGENCY TOD Project Fact Sheet

K-04

1	Agency	Kauai County Housing Agency Hawaii Housing Finance and Development Corporation		
2	Transit Station/Bus Stop	Nearest Bus Stop – Eleele Nani (Laulea St). Lima Ola Development to include construction of new bus stop(s) during build out.		
3	Project Name	Lima Ola Workforce Housing Development		
4	Street Address	Mahea Rd. Eleele, HI 96705		
5	Tax Map Key/s	(4) 2-1-001:054		
6	Land Area (acres)	75 acres		
7	Zoning	County – Mixed Zoning, State Land Use - Urban		
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	Kauai Coffee Farming and Processing.		
11	Encumbrances (if any)			
12	Project Description	At full buildout: 550 multi-family and single family homes (rental & for-sale) for families with incomes of 140% of the area median income and below; community center & park (spaces for community garden, exercise, and meeting); multi-use paths; public transit – new & improved bus stops accessible by multi-use path; improved pedestrian safety and access to school and stores by highway improvements (i.e. traffic calming and pedestrian refuge).		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		<ul style="list-style-type: none"> • Planning – Complete • Entitlements & Design = 2017 • Off-site infrastructure = 2018-2019 • Development: Phase 1 = 2018-2022; Phase 2 Development = 2023-2026; Phase 3 Development = 2027-2030; and Phase 4 Development = 2031-2033. 		
15	Project Status	Planning - Infrastructure Design and Engineering		
16	Consultant/ Contractor/Developer	Consultant: Community Planning & Engineering Inc.		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		Phase 1 Offsite & Onsite Infrastructure - \$19M, Full Buildout \$150M +		
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County Bond and DURF Loan for Phase 1 Infrastructure Construction		
19	Contact Person (Name, Email Address)	Kanani Fu, kananifu@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

LIMA OLA WORKFORCE HOUSING DEVELOPMENT

Envision a master-planned community of affordable new residences for working families; a neighborhood intended to inspire and encourage healthy lifestyles and designed efficiently to use less energy while incorporating the latest renewable energy technology, all for Kauai's kamaaina – keiki to kupuna.

On the gentle slopes of beautiful Eleele on Kauai's west shore, this unique community is taking shape. Lima Ola will be a close-knit neighborhood where residents actually know their neighbors, interact often and practice a sustainable and healthy lifestyle daily.

Lima Ola is a vision deeply rooted in Kauai's sense of community and based on a desire for a responsible, environmentally friendly future:

- Affordable with a range of rental and homeownership opportunities for Kauai's ohana.
- Green sustainable features that are environmentally responsible and lowers your energy cost.
- Healthy lifestyles inspired through open spaces, walking paths and recreational areas.
- Close-knit community where gathering places encourage social interaction.



AGENCY TOD Project Fact Sheet

K-05

1	Agency	University of Hawaii, Kauai Community College		
2	Transit Station/Bus Stop	Puhi		
3	Project Name	UH Kauai Community College Long Range Plan and Student Housing		
4	Street Address	3-1901 Kaumualii Highway, Lihue, HI 96766		
5	Tax Map Key/s	(4) 3-4-007: 001		
		(4) 3-4-007: 002		
		(4) 3-4-007: 003		
6	Land Area (acres)	197.463 acres		
7	Zoning	State Urban District		
8	Fee Owner	University of Hawaii		
9	Lessee/s	Kawaikini New Century Public Charter School, Aha Punana Leo		
10	Current Uses	Educational		
11	Encumbrances (if any)			
12	Project Description	The Long Range Development Plan (LRDP), is a master plan that directs the physical form and character of the campus (10 to 15 year plan). As part of the LRDP, KCC is proposing a 24-unit student housing complex near the eastern entrance to the campus.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Large storm-water swales, the 3 streams, irrigation ditches on the site may be a constraint. An old cemetery owned by Grove Farm is in the upper middle area of the KCC property. The graves could extend into the KCC property. No survey has been done yet to determine the location of all the graves in the cemetery. A buffer may be needed that extends into the KCC owned area.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		The LRDP is expected to be completed by December 2018		
15	Project Status	Pre-Planning - Draft site plan is complete and engineering studies are underway		
16	Consultant/ Contractor/Developer	PBR Hawaii		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		329K		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		Legislative appropriation (CRDM)		
19	Contact Person (Name, Email Address)	Brandon Shimokawa, shimokaw@hawaii.edu		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

AGENCY TOD Project Fact Sheet

K-o6

1	Agency	County of Kauai		
2	Transit Station/Bus Stop	Hanapepe		
3	Project Name	Hanapepe Infill Redevelopment		
4	Street Address	Varies		
5	Tax Map Key/s	Multiple parcels		
6	Land Area (acres)	Varies		
7	Zoning	Varies		
8	Fee Owner	State of Hawaii		
9	Lessee/s	Varies		
10	Current Uses	Varies		
11	Encumbrances (if any)	Varies		
12	Project Description	Numerous State-owned lots exist in Hanapepe Town near Hanapepe Road. The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. Infill TOD projects on State land could be part of a revitalization strategy for the Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Varies		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		No schedule		
15	Project Status	Pre-Planning. There is currently no project		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		N/A		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		N/A		
19	Contact Person (Name, Email Address)	Kanani Fu, kananifu@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	See attached list of properties and aerial photograph.		



AGENCY TOD Project Fact Sheet

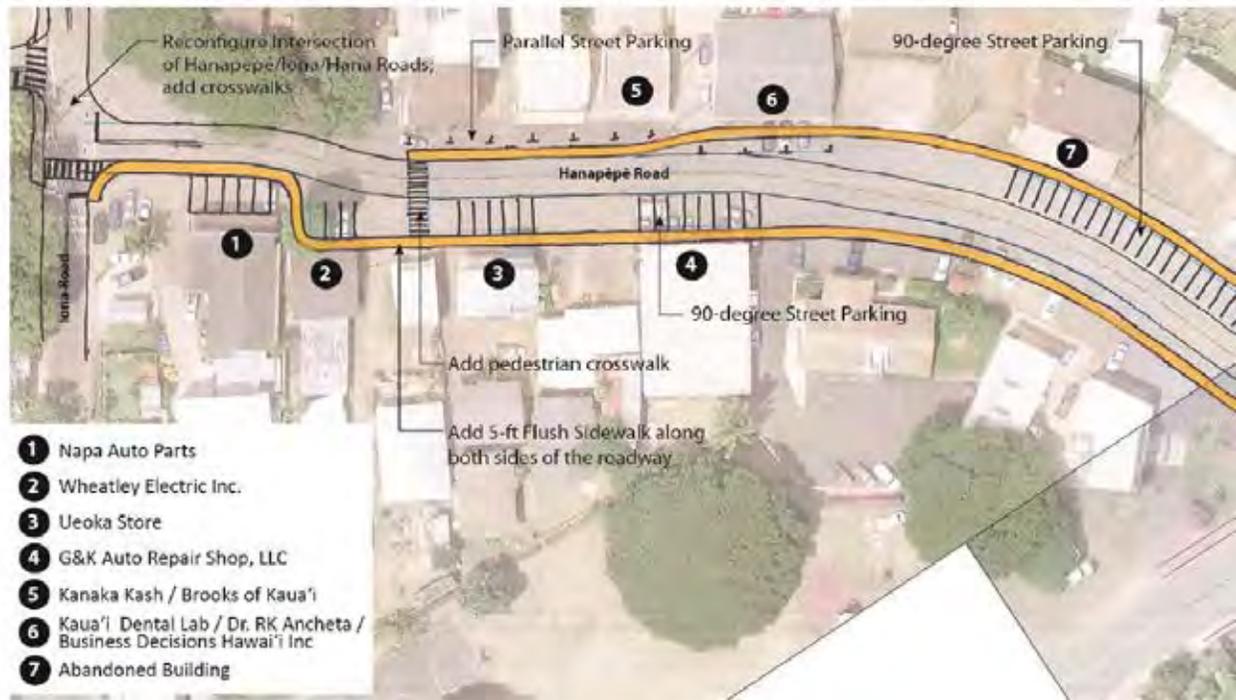
K-07

1	Agency	County of Kauai Department of Public Works		
2	Transit Station/Bus Stop	Hanapepe		
3	Project Name	Hanapepe Complete Streets Improvements		
4	Street Address	Hanapepe Road		
5	Tax Map Key/s			
6	Land Area (acres)			
7	Zoning			
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	Hanapepe Road – two-lane road with mostly unimproved shoulders		
11	Encumbrances (if any)			
12	Project Description	The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. A design charrette was held for Hanapepe Road to pursue Complete Streets design. A complementary project is evaluating alignment alternatives for a shared use path connecting Hanapēpē Town to Salt Pond Park.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	There are water and sewer improvements needed for Hanapepe Town.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018	2018	2019-2020
15	Project Status	Planning and Environmental clearances are nearing completion. Detailed design is scheduled for 2018, with bidding and construction anticipated for 2019-2020		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		Construction is estimated at \$3 million		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		State Transportation Improvement Program (STIP)		
19	Contact Person (Name, Email Address)	Lyle Tabata, ltabata@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

HANAPEPE COMPLETE STREETS IMPROVEMENT

The County is currently reconstructing Hanapepe Road with pedestrian facilities to better serve the Hanapepe Town business district. A design charrette was held for Hanapepe Road to pursue Complete Streets design, including a shared use path for walking and biking.

HANAPĒPĒ ROAD BETWEEN HANAPĒPĒ RIVER BRIDGE AND KONA ROAD



Source: *Hanapepe Road Resurfacing Charrette Report*, February 2015, County of Kauai

AGENCY TOD Project Fact Sheet

K-o8

1	Agency	County of Kauai / Hawaii Health Systems Corporation		
2	Transit Station/Bus Stop	Mahelona Hospital (Kapahi Shuttle Route)		
3	Project Name	Mahelona State Hospital		
4	Street Address	4800 Kawaihau Road, Kapaa 96746		
5	Tax Map Key/s	(4) 4-6-014: 113		
6	Land Area (acres)	33.74 acres		
7	Zoning	R-1/ST-P		
8	Fee Owner	Hawaii Health Systems Corporation – Mahelona Hospital		
9	Lessee/s	N/A		
10	Current Uses	The site is currently home to Mahelona Hospital plus some housing for seniors with disabilities.		
11	Encumbrances (if any)	The property is ceded lands.		
12	Project Description	The State has funded an asset analysis and master plan study of Mahelona Hospital to consider possible reconstruction and other site uses. Affordable housing is proposed as a project component in the feasibility study. The site is located on the Kapahi Shuttle route, near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae (the coastal shared use path) thanks to the recently completed Kawaihau Elevated Boardwalk.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site is ceded lands.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		FY 2019-2020		
15	Project Status	Master Planning		
16	Consultant/ Contractor/Developer	N/A		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		500K		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		N/A		
19	Contact Person (Name, Email Address)	Lance Segawa, Regional CEO, Kauai HHSC		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	See attached aerial photograph.		

MAHELONA STATE HOSPITAL

The Mahelona Medical Center and Samuel Mahelona Memorial Hospital are located on the north end of Kapaa on a 34-acre site near the ocean. The hospital is a 66-bed critical access facility under the Hawaii Health Systems Corporation (HHSC). The HHSC will be conducting an asset analysis to plan for the renovation or rebuilding of the hospital and a master plan to consider other mixed uses and health care options. The County of Kauai proposes that housing be considered as a project component in the asset analysis. The site is located on the Kapahi Shuttle route, is near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae --the coastal shared use path.

(4) 4-6-014:113 Mahelona Hospital, Kapaa



AGENCY TOD Project Fact Sheet

K-09

1	Agency	County of Kauai Department of Public Works		
2	Transit Station/Bus Stop	Mahelona Hospital (Kapahi Shuttle Route)		
3	Project Name	Kawaihau Road Multimodal Improvements		
4	Street Address	Kawaihau Road		
5	Tax Map Key/s			
6	Land Area (acres)			
7	Zoning			
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	Kawaihau Road in the vicinity of Mahelona Hospital, Kapa'a Elementary School, Kapa'a High School and Saint Catherine School is a two-lane road. Its current configuration has gaps in sidewalks, limited shoulders, and several intersections with sight distance and pedestrian crossing issues.		
11	Encumbrances (if any)			
12	Project Description	Based on a community design charrette hosted by the County in 2013, the county is currently in planning and engineering for Kawaihau Road to provide sidewalks, enhanced pedestrian crossings, intersection improvements, and traffic calming features in the vicinity of Mahelona Hospital and three schools. Bus stop improvements will also be incorporated for the existing Kapahi Shuttle. The project will also connect to the recently completed Kawaihau Elevated Boardwalk, which provides a bicycle and pedestrian connection from the Kapahi neighborhood to Ke Ala Hele Makalae coastal shared use path and Kapa'a Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018	2019-2020	2021-2033
15	Project Status	Planning and Environmental clearances are currently underway		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		Construction is estimated at \$3.5 million.		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		State Transportation Improvement Program (STIP)		
19	Contact Person (Name, Email Address)	Lyle Tabata, ltabata@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



KAWAIHAU ROAD MULTIMODAL IMPROVEMENTS

Based on a community design charrette hosted by the County in 2013, the county is currently in planning and engineering for Kawaihau Road to provide sidewalks, enhanced pedestrian crossings, intersection improvements, and traffic calming features in the vicinity of Mahelona Hospital and three schools. Bus stop improvements will also be incorporated for the existing Kapahi Shuttle. The project will also connect to the recently completed Kawaihau Elevated Boardwalk, which provides a bicycle and pedestrian connection from the Kapahi neighborhood to Ke Ala Hele Makalae coastal shared use path and Kapaa Town.



AGENCY TOD Project Fact Sheet

K-10

1	Agency	County of Kauai Department of Public Works		
2	Transit Station/Bus Stop	Koloa School (South Shore Shuttle Route)		
3	Project Name	Poipu Road Multimodal Improvements		
4	Street Address	Poipu Road		
5	Tax Map Key/s			
6	Land Area (acres)			
7	Zoning			
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	Poipu Road from Koloa Road to Keleka Road Primarily a two-lane road with some sidewalks in Koloa Town and Poipu resort area, and many areas of unimproved shoulder.		
11	Encumbrances (if any)			
12	Project Description	Based on a community design charrette hosted by the County in 2013, the County is currently in planning and engineering for Poipu Road to provide sidewalks, bicycle facilities, and traffic calming features in Koloa Town and Poipu. These improvements will better link Koae Workforce Housing to transit, Koloa Elementary School, Koloa Town, and Poipu, a center of employment.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Some right of way acquisition may be needed.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2018-2019	2018-2019	2020-2021
15	Project Status	Planning and Environmental clearances are currently underway		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		Phase 1 (Poipu resort area) estimated at \$5 million; Phase 2 (Koloa Town) estimated at \$4 million.		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		State Transportation Improvement Program (STIP)		
19	Contact Person (Name, Email Address)	Lyle Tabata, ltabata@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

POIPU ROAD MULTIMODAL IMPROVEMENTS

Based on a community design charrette hosted by the County in 2013, the County is currently designing improvements to Poipu Road through Koloa Town and in the resort district of Poipu to provide sidewalks, bicycle facilities, and traffic calming features in Koloa Town and Poipu. Koae Workforce Housing will be constructed on Poipu Road, and the improvements will make it safer for residents to walk or bike to Koloa Elementary School and Koloa Town, as well as to potential employment centers at the resorts in Poipu.



AGENCY TOD Project Fact Sheet

K-11

1	Agency	County of Kauai
2	Transit Station/Bus Stop	South Shore Shuttle
3	Project Name	South Shore Shuttle
4	Street Address	Maluhia Road, Koloa Road, and Poipu Road
5	Tax Map Key/s	
6	Land Area (acres)	
7	Zoning	
8	Fee Owner	County of Kauai
9	Lessee/s	
10	Current Uses	There is existing transit service with the Koloa Shuttle from Kalaheo through Koloa to Poipu.
11	Encumbrances (if any)	
12	Project Description	Based on the recently approved Short Range Transit Plan (SRTP), the existing Koloa Shuttle is proposed to be reorganized as the South Shore Shuttle, serving Koloa and Poipu, and linking to mainline service.
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
		To be determined, pending funding
15	Project Status	Pre-Planning - Funding needs to be established
16	Consultant/ Contractor/Developer	
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning Design Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
		Potential funding sources are the GET, creation of a Business Improvement District (BID), and State funding to address impact of visitors on Kauai.
19	Contact Person (Name, Email Address)	Lyle Tabata, Itabata@kauai.gov
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	



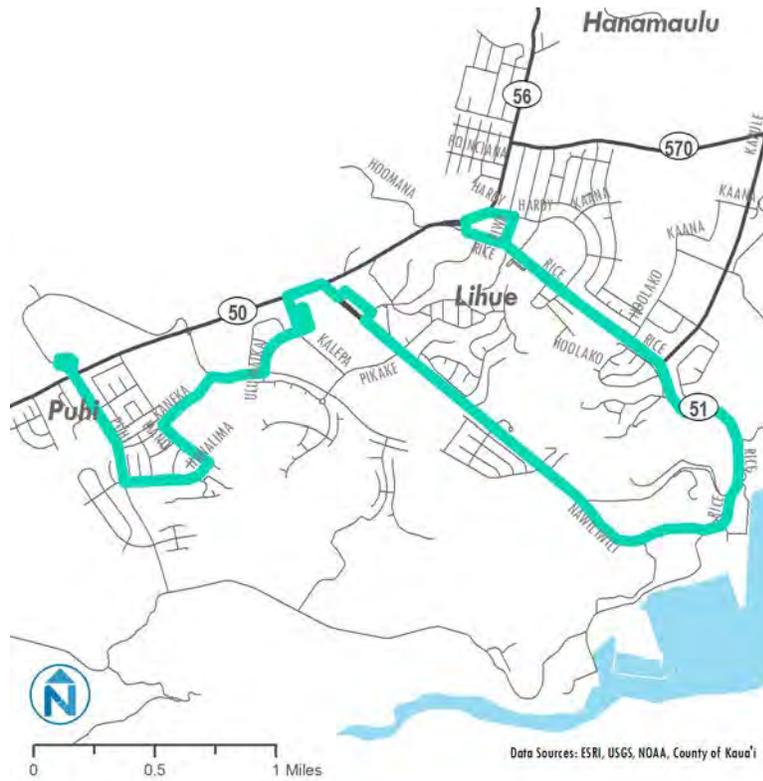
AGENCY TOD Project Fact Sheet

K-12

1	Agency	County of Kauai		
2	Transit Station/Bus Stop	Puhi Shuttle		
3	Project Name	Puhi Shuttle		
4	Street Address	Various roads in Lihue and Puhi		
5	Tax Map Key/s			
6	Land Area (acres)			
7	Zoning			
8	Fee Owner	County of Kauai		
9	Lessee/s			
10	Current Uses	The existing Lihue Shuttle serves portions of the proposed route.		
11	Encumbrances (if any)			
12	Project Description	Based on the recently approved Short Range Transit Plan (SRTP), the Lihue Shuttle would be reconfigured, and a new Puhi Shuttle is proposed, which would serve Pua Loke Housing. .		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		To be determined, pending funding		
15	Project Status	Pre-Planning - Funding needs to be established		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		Potential funding sources are the GET and General Fund		
19	Contact Person (Name, Email Address)	Lyle Tabata, ltabata@kauai.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

PUHI SHUTTLE

In re-evaluating shuttle service in the Lihue/Puhi area, the Short Range Transit Plan proposes a new Puhi Shuttle, with stops on Kukui Grove Street to serve Pua Loke Affordable Housing. The shuttle will also connect to mainline service.



AGENCY TOD Project Fact Sheet

H-01

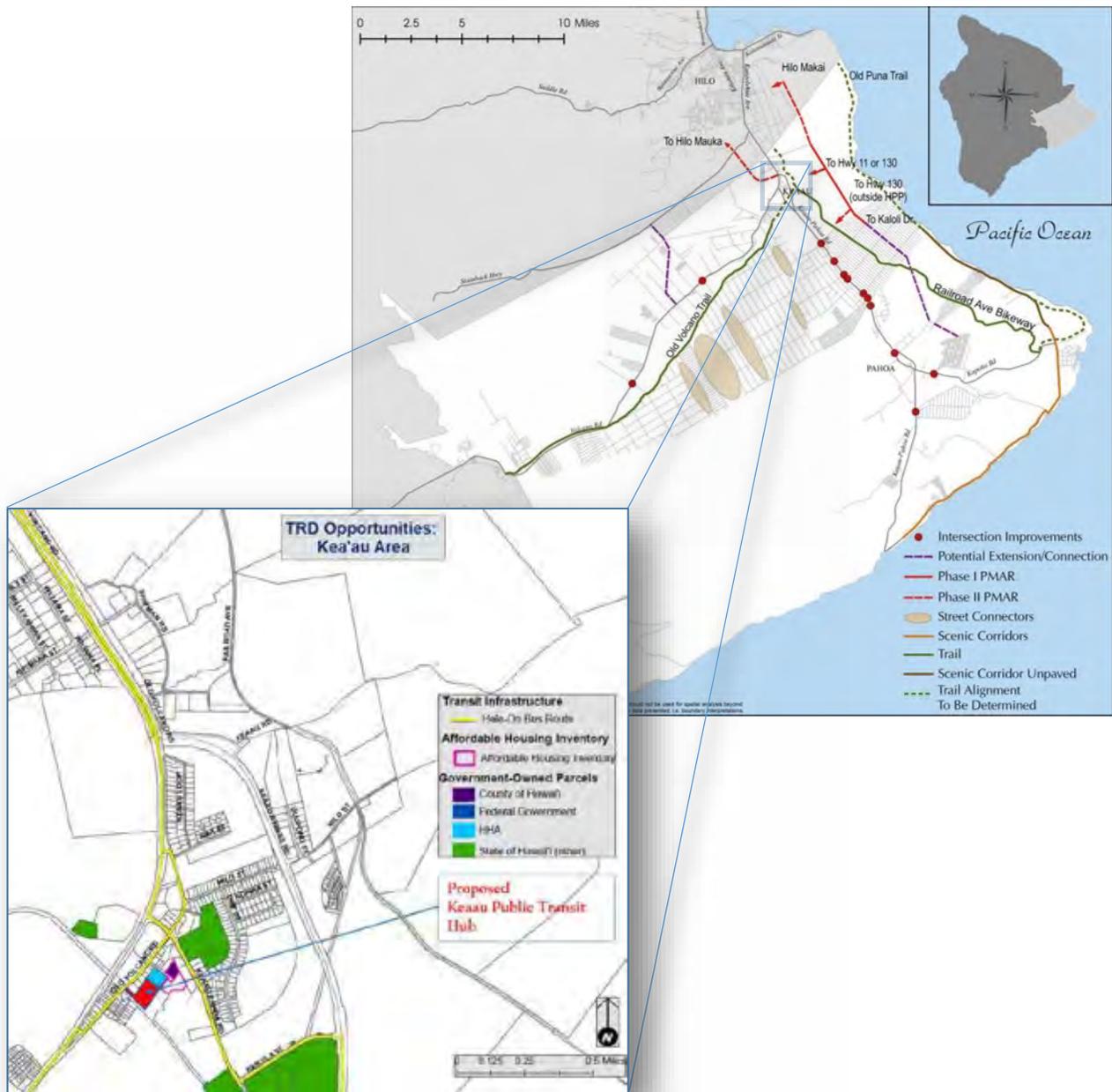
1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Keaau Main Transit Station		
3	Project Name	Keaau Public Transit Hub		
4	Street Address	16-609 Old Volcano Road, Keaau, HI 96749		
5	Tax Map Key/s	(3) 1-6-143: 042 – Transit Hub		
6	Land Area (acres)	3.624 acres – Transit Hub		
7	Zoning	County zoning: RS-15; State Land Use: Urban		
8	Fee Owner	W.H. Shipman Ltd		
9	Lessee/s			
10	Current Uses	Vacant, Propane Sales		
11	Encumbrances (if any)			
12	Project Description	Keaau Town one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna, is ideal for locating a major transit hub. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Keaau as a Regional Town Center that should contain commercial and public services that serve regional needs.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Puna is an area almost the size of Oahu with very little infrastructure. Parcels are often located on substandard private roadways with minimal connectivity and multimodal options. Having one of the lowest per-capita income levels along with being one of the fastest growing areas in the State requires unique strategies to create options for this disadvantaged community. Investment to improve and enhance the current and proposed URBAN cores is necessary to provide community services closer to large subdivisions and population base.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		200,000	400,000	2,500,000 Major Transit Hub
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	Bennett Mark, bennett.mark@hawaiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Puna Community Development Plan		



KEAAU PUBLIC TRANSIT HUB

To facilitate TOD, the Puna Community Development Plan has identified the need to establish Keaau as a major Public Transit Hub. Converting to a “hub-and-spoke” system, would greatly improve the efficiency of the public transit system. Large Hele-On coaches would operate frequent runs on a shorter route between Hilo and the transit “hub” at Keaau. Paratransit vans, including those operated by social service agencies, would pick-up passengers who have called in from outlying areas to be brought to the transit hub. Park-and-ride lots would be available at the transit hub site.

Keaau Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna and is ideal for locating a major transit hub. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community and commercial interests. An in-town location would need to be acquired for the Keaau Transit Station and park and ride lot.



AGENCY TOD Project Fact Sheet

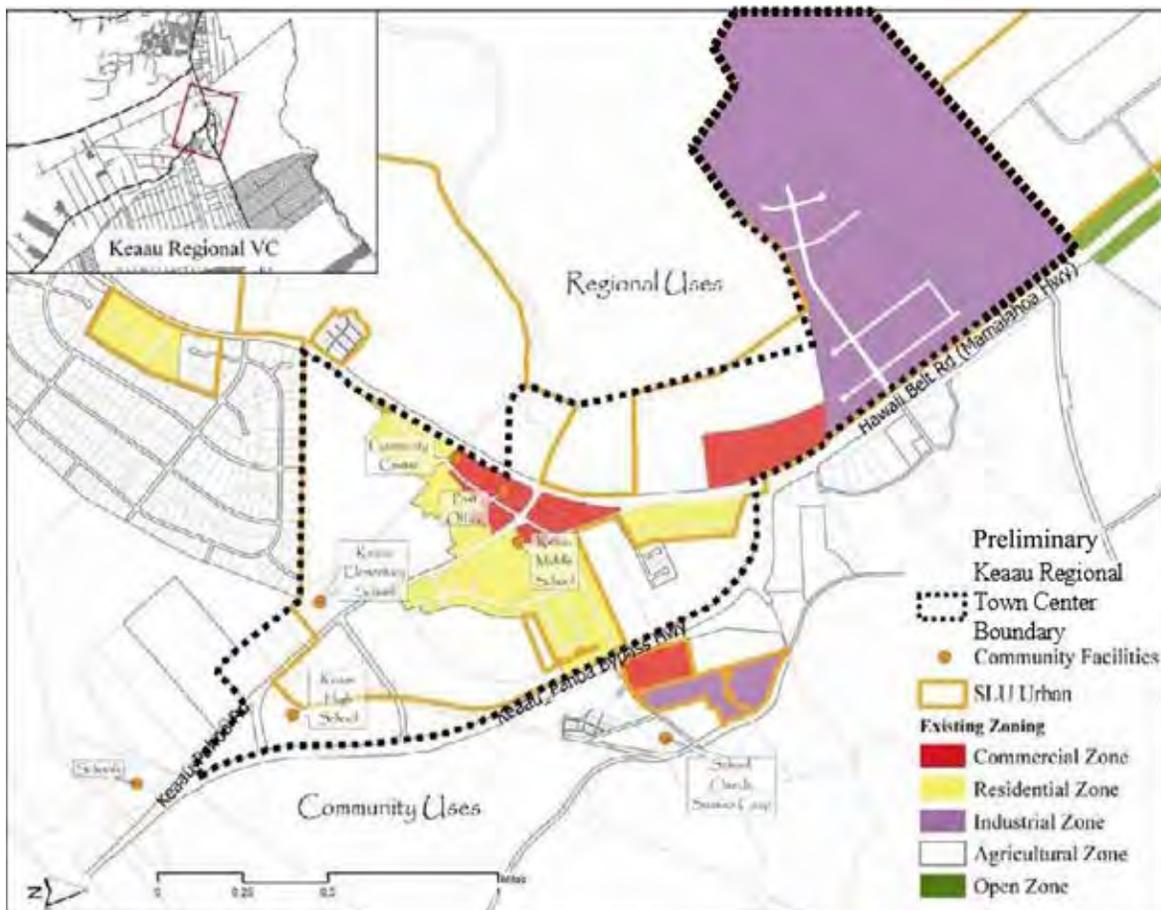
H-02

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Keaau		
3	Project Name	Keaau Public Wastewater System		
4	Street Address	District of Puna, County of Hawaii		
5	Tax Map Key/s	TBD – WW Facilities		
6	Land Area (acres)	TBD – WW Facilities		
7	Zoning	County zoning: RS-15; State Land Use: Urban		
8	Fee Owner	W.H. Shipman Ltd		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)			
12	Project Description	Keaau Town, one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna, needs a public wastewater system. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. The Puna Community Development Plan designates Keaau as a Regional Town Center that should contain commercial and public services that serve regional needs.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Puna is an area almost the size of Oahu with very little infrastructure. Investments are needed to improve and enhance the current and proposed URBAN cores. Like most of Puna, Keaau lacks infrastructure, specifically wastewater facilities which are critical to the development of mix-use commercial cores where TOD centers are preferred. Investment in sewer facilities can assist in development of this TOD and provide opportunity for increased density or commercial development. Leveraging infrastructure (waste water) improvements that would benefit W.H. Shipman could be the “trade” needed for W.H. Shipman to donate the necessary land for a transit hub and/or affordable housing close to transportation, goods, and services. Individual wastewater systems, such as cesspools and septic systems, pollute the public’s surface waters and groundwater, and pose a threat to public health and safety.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		500,000	500,000	4,000,000 WW Facility/Imp.
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	Bennett Mark, bennett.mark@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Puna Community Development Plan		

KEAAU PUBLIC WASTEWATER SYSTEM

The District of Puna is an area almost the size of Oahu with very little infrastructure but with the *fastest* rate of population *growth* in the state. Like most of Puna, Keaau lacks infrastructure, specifically wastewater facilities, which is critical in order for future growth to be directed into mixed-use commercial cores. Investment to improve and enhance the current and proposed rural village cores is essential.

Keaau Town is one of the larger commercial areas of Puna that sits at the crossroads of Upper and Lower Puna. The Puna Community Development Plan designates Keaau as a Regional Town Center where commercial and public services need to be directed in order to serve the District's needs. In the District of Puna, all wastewater is currently addressed by individual wastewater systems, such as cesspools and newer septic systems, which pose a threat to public health and safety, pollute the public's groundwater as well as the ocean. At the current rate of growth that the region is experiencing, a modern wastewater treatment system is a High Priority. W.H. Shipman owns most of the land in the Keaau area and is willing to work with agencies to accomplish goals that benefit agencies, community, and commercial interests. Leveraging wastewater infrastructure improvements that would benefit W.H. Shipman could be the "trade" needed for Shipman to donate the necessary land for the development of a wastewater treatment system.



AGENCY TOD Project Fact Sheet

H-03

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Prince Kuhio Plaza Transit Hub (existing & proposed) & Park/Ride Facility (proposed)		
3	Project Name	Prince Kuhio Plaza Affordable Housing		
4	Street Address	Oluohu Street, Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-2-047: 069		
6	Land Area (acres)	7.326 acres		
7	Zoning	County zoning: ML-20; State Land Use: Urban		
8	Fee Owner	State of Hawaii Department of Hawaiian Home Lands		
9	Lessee/s	HO Retail Properties 1 Ltd.		
10	Current Uses	Parking lot		
11	Encumbrances (if any)	State of Hawaii Department of Hawaiian Home Lands, Lease by HO Retail Properties 1 Ltd.		
12	Project Description	<p>Prince Kuhio Plaza Affordable Housing. Prince Kuhio Plaza Affordable Housing is to be located on vacant 12.774 acres parcel with TMK (3) 2-2-047:075, and will address the need for affordable housing for low income families, and will consist of 80 to 100 dwelling units for low income families, at a projected cost of \$40 million.</p> <p>The close distance that the Prince Kuhio Plaza Affordable Housing will have to the nearby Prince Kuhio Plaza shopping mall, which is a centrally located large commercial district and employment node, and to the new Transit Hub and Park/Ride Facility, will enhance the viability of this housing project by creating shopping and work opportunities, using transportation modes other than automobiles, and will be an excellent example of TOD development.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	<p>TMK: (3) 2-2-047: 069</p> <p>These sites are under the jurisdiction of Department of Hawaiian Home Lands Sites will need infrastructure upgrades– for Sewer and Water systems This site is and is currently being leased.</p>		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Prince Kuhio Plaza Affordable Housing – Planning Stage only		
15	Project Status	Pre-Planning - Prince Kuhio Plaza Affordable Housing – Planning Stage only		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		Prince Kuhio Plaza Affordable Housing		40,000,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	Neil Gyotoku, Housing Administrator, Neil.Gyotaku@hawaiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

PRINCE KUHIO PLAZA AFFORDABLE HOUSING

The Prince Kuhio Plaza Affordable Housing, is proposed to be located on Ohuohu St near the existing Transit Hub, on a parcel owned by the Department of Hawaiian Home Lands. The Prince Kuhio Housing will occupy a portion of the 7.326 acres parcel, together with a relocated Transit Hub, and a new Park/Ride Facility. A relocated Transit Hub and the Park and Ride facility will be located within about a 3.0-acre portion of a 7.3-acre site, with the remaining 4.3 acres set aside for the Prince Kuhio Plaza Affordable Housing project. The DHHL land is vacant and now being used as a parking lot, is located across Prince Kuhio Mall, and accessed thru Ohuohu St. The project will consist of 80 to 100 dwelling units for low income families.

The close distance that the Prince Kuhio Plaza Affordable Housing will have to the nearby Prince Kuhio Plaza shopping mall, which is a centrally located large commercial district and employment node, and to the new Transit Hub and Park/Ride Facility, will enhance the viability of this housing projects by creating shopping and work opportunities, using transportation modes other than automobiles, and will be an excellent example of TOD development. The site will need infrastructure upgrades for sewer and water systems.



AGENCY TOD Project Fact Sheet

H-04

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Prince Kuhio Plaza Public Transit Hub & Park/Ride Facility at Ohuohu St.		
3	Project Name	Prince Kuhio Plaza Public Transit Hub		
4	Street Address	Ohuohu Street, Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-2-047: 069		
6	Land Area (acres)	7.326 acres		
7	Zoning	County zoning: ML-20; State Land Use: Urban		
8	Fee Owner	State of Hawaii Department of Hawaiian Home Lands, Lease by HO Retail Properties 1 Ltd.		
9	Lessee/s	HO Retail Properties 1 Ltd.		
10	Current Uses	Parking Lot		
11	Encumbrances (if any)	State of Hawaii Department of Hawaiian Home Lands		
12	Project Description	2 acres for Transit Hub, together with Park and Ride Facility. Transit hub for local lines and cross island line. Transit Hub and the proposed park and ride facility will be centrally located in a large commercial district and employment node. It is close to residential areas including affordable housing developments. It is located near to Highway 11 which is the direct route to the Puna District which is growing exponentially. It is also located near Puainako Street which is the direct link to the Daniel Inouye Highway and West Hawaii.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	This site is under the jurisdiction of Department of Hawaiian Home Lands and is currently being leased.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		200,000	400,000	2,500,000
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	Bennett Mark, bennett.mark@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



PRINCE KUHIO PLAZA PUBLIC TRANSIT HUB

The Prince Kuhio Plaza Transit Hub and the Park and Ride facility is to be located within 3.0-acre portion of a 7.3-acre site on Ohuohu St., located on vacant DHHL land now being used as a parking lot, located across Prince Kuhio Mall. Transit Hub and the proposed park and ride facility will be centrally located in a large commercial district and employment node. It is close to residential areas including affordable housing developments. It is located near Highway 11 which is the direct route to the Puna District which is growing exponentially. It is also located near Puainako Street which is the direct link to the Daniel Inouye Highway and West Hawaii. The site will need accommodate at least six buses and passenger pick up areas, a parking lot to accommodate at least a 125 cars, and include an open shelter and toilet facilities. The proposed Prince Kuhio Plaza Transit Hub and Park and Ride Facility will include bus and passenger vehicle access improvements, passenger shelter and benches, restrooms, and a Park & Ride facility area.



AGENCY TOD Project Fact Sheet

H-05

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	University of Hawaii Hilo Transit Hub (about ½ mile away on W. Kawili St.)		
3	Project Name	Ka Hui Na Koa O Kawili Affordable Housing		
4	Street Address	W. Kawili St. and Kapiolani St., Hilo, HI 96720		
5	Tax Map Key/s	(3) 2-4-057: 029, 030, 001		
6	Land Area (acres)	TMK: (3) 2-4-057: 029–0.821 acres; (3) 2-4-057: 030–5.615 acres; (3) 2-4-057: 001–0.106 acres		
7	Zoning	County zoning: Parcels 029, 030 – Multi-Family Residential RM-1; Parcel 001 – Single Family Residential RS-1; Intervening – Ululani Street Ext – Multi-Family Residential RM-1 (not part of project) State Land Use: Parcels 029, 030, and 001, and Ululani St. Ext.: Urban		
8	Fee Owner	State of Hawaii		
9	Lessee/s	Governors Executive Order, Set Aside to County of Hawaii		
10	Current Uses	Vacant – Trees/Shrubs		
11	Encumbrances (if any)	Governor’s Exec. Order no. 4014, setting aside 5.615 acres (parcel 30), and Governor’s Executive Order no. 4108, setting aside 0.821 acres (parcel 29) to the County of Hawaii for Combined Veterans Center, Veterans Housing and Other related purposes. The EO was Revised for “combined veterans center, and affordable senior housing with preference to veterans and spouses purposes.” A 30-foot wide abandoned railroad right of way identified by TMK (3) 2-4-057:001, and comprised of 0.106 acres to be used as off-site parking. Ululani St. Extension identified by TMK (3) 2-4-057:031, comprising 41,412 sq. ft., separates Parcel 29 and 30.		
12	Project Description	<p>The Ka Hui Na Koa O Kawili Affordable housing is to be located on vacant parcels, and will address the need for affordable housing for veterans and seniors. The project will consist of 96 to 110 independent dwelling units, made up of a mix of one and two-bedroom units. The facility will also include a community center that will provide space for social services, management offices, and a laundry facility.</p> <p>The close distance that the Ka Hui Na Koa O Kawili Affordable Housing will have to the nearby University of Hawaii at Hilo Transit Hub, which is a centrally located, and is next to the University of Hawaii at Hilo complex, will enhance the viability of this housing project by enabling transportation and work opportunities, and for allowing transportation modes other than automobiles. The developers, EAH Housing Incorporated, have recently obtained a renewable lease for the property, and is in the process of securing long-term financing, with HHFDC. This project, which will include the addition of office space for social services, will be an excellent example of how a mix of housing and supporting social services can be an asset in support of TOD development.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Site will need infrastructure upgrades – for Sewer and Water systems		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Planning Stage only		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Neil Gytoku, Housing Administrator, Neil.Gytoku@hawaiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports			

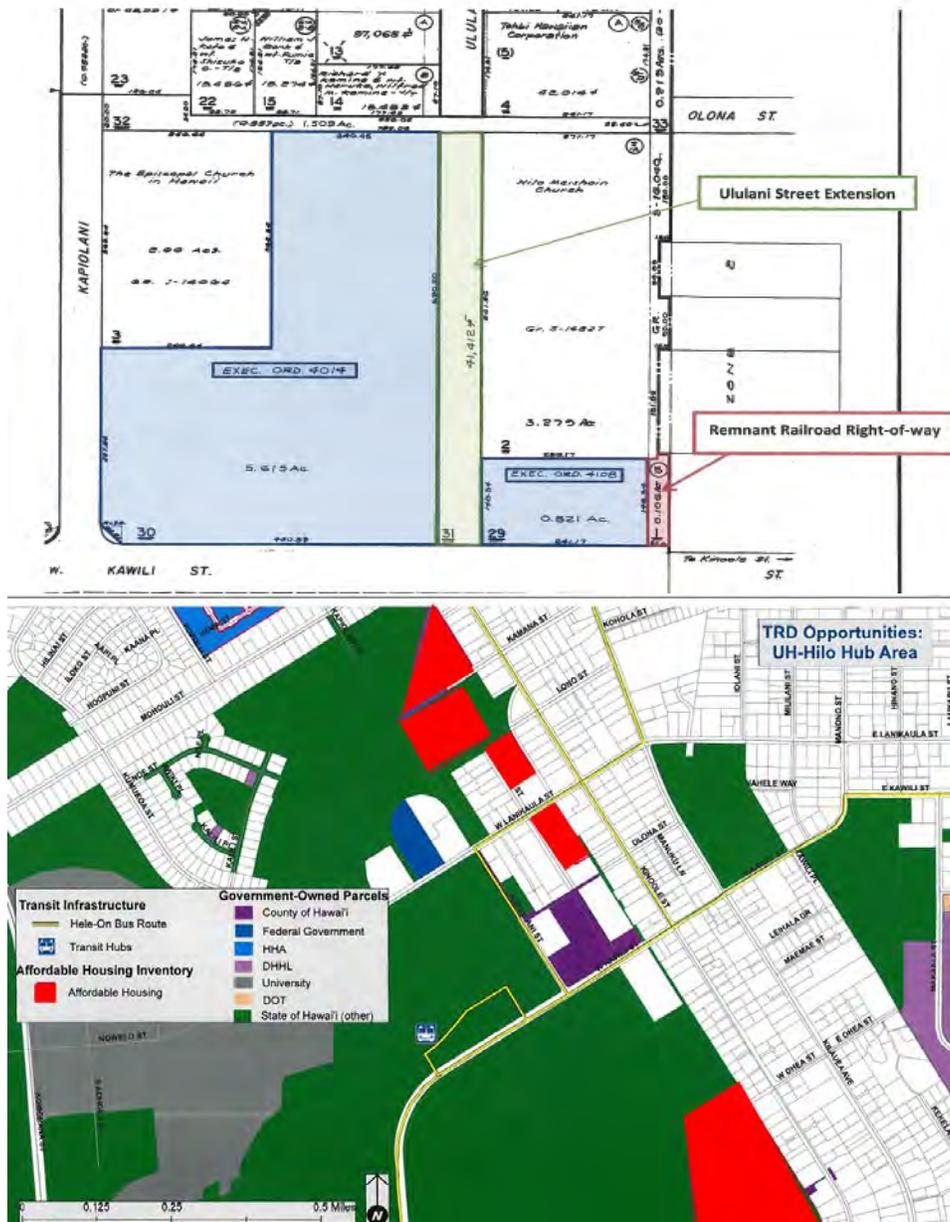


KA HUI NA KOA O KAWILI AFFORDABLE HOUSING

The Ka Hui Na Koa O Kawili Housing, is proposed on W. Kawili Street and Kapiolani St, about 1/2 mile away from the UH – Hilo Campus Transit Hub. The parcel is owned by the State of Hawaii and set aside for use by the County of Hawaii by Governor’s Executive Order for a combined veteran’s center and affordable senior housing with preference to veterans and their spouses. The Ka Hui Na Koa O Kawili Housing will occupy three parcels on about 6.5 acres.

This project will address the need for affordable housing for veterans and seniors. The project will consist of 96 to 110 independent dwelling units, made up of a mix of one and two-bedroom units. The facility will also include a community center that will provide space for social services, management offices, and a laundry facility. The site is vacant, and will require major sewer and water system upgrades. This project will be an excellent example of how a mix of housing and supporting social services can be an asset in support of TOD development.

TMK: (3) 2-4-057:001, 029 & 030



AGENCY TOD Project Fact Sheet

H-o6

1	Agency	University of Hawaii at Hilo/UH Hawaii Community College		
2	Transit Station/Bus Stop	Currently, there are no Transit Stations or bus stops		
3	Project Name	University Park Expansion/proposed Hawaii CC Komohana Campus		
4	Street Address	Parcel is bordered by Mohouli Street Extension to the north, Komohana Street to the east, the Puainako Street Extension to the south and the Sunrise Subdivisions to the west. (See Figure 1, 3, & 7)		
5	Tax Map Key/s	(3) 2-4-001: 122 (Figure 2)		
6	Land Area (acres)	267.00 acres		
7	Zoning	State Land Use: Agricultural District; General Plan LUPAG Map: University Use & Urban Expansion; County Zoning: A-1a; property is outside of the SMA (Figure 5 & 6)		
8	Fee Owner	State-owned parcel is classified as ceded land by the State of Hawaii Department of Land and Natural Resources.		
9	Lessee/s	University of Hawaii at Hilo		
10	Current Uses	Vacant and covered with thick vegetation.		
11	Encumbrances (if any)	TBD		
12	Project Description	University Park Expansion/proposed Hawaii CC Komohana Campus and other related functions that would enhance the UHH and Hawaii CC (Figure 3). The project is expected to be constructed in nine phases.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Major infrastructure facilities will have to be developed, including access and circulation roadways, pedestrian paths, drainage improvements, distribution lines for potable water, collection lines for wastewater and communication/utility systems.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
15	Project Status	Planning - The project is planned to be developed after the Final EIS is accepted and approved.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		TBD		
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Ka lei Rapoza, Interim Vice Chancellor for Administrative Affairs, kaleihii@hawaii.edu , University of Hawaii at Hilo, 200 W. Kawili Street, Hilo, HI 96720-4091		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	Refer to: UHH Mauka Lands Master Plan Figures 1, 2, 3, 4, 5, 6, & 7 (not attached)		



AGENCY TOD Project Fact Sheet

H-07

1	Agency	University of Hawaii at Hilo		
2	Transit Station/Bus Stop	Currently, there is a bus stop across Kawili Street at the main entrance at the UHH campus (in front of the University Classroom Building).		
3	Project Name	UH Hilo Commercial/Mixed Use/Student Housing		
4	Street Address	Parcel is bordered by Kawili Street.		
5	Tax Map Key/s	(3) 2-4-001: 005 por		
6	Land Area (acres)	36.00 acres		
7	Zoning	State Land Use Urban District: University Use & Low Density Urban; County Zoning: UNV, University District.		
8	Fee Owner	State-owned parcel		
9	Lessee/s	University of Hawaii at Hilo		
10	Current Uses	Property is partially used for Student Housing (Hale Alahonua Dormitory Building). The rest of the property is vacant and covered with thick vegetation.		
11	Encumbrances (if any)	TBD		
12	Project Description	UH Hilo Commercial/Mixed Use/Student Housing project and other related functions that would enhance the UHH. The project is expected to be constructed in phases.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Electricity, water, communications and sewer are available along Kawili Street. Depending on the uses, the existing water improvements may be required.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD		
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		TBD		
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Ka lei Rapoza, Interim Vice Chancellor for Administrative Affairs, kaleihii@hawaii.edu, University of Hawaii at Hilo, 200 W. Kawili Street, Hilo, HI 96720-4091		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	University Village Master Plan (see attached)		

UHH COMMERCIAL/MIXED USE/STUDENT HOUSING

The University of Hawaii at Hilo is also proposing a commercial/mixed use/student housing project on 36 acres of land across the main campus along Kawili Street. A preliminary concept plan shows potential uses including student housing, commercial and mixed use development. The student housing portion of this project was completed and opened in August 2013. A portion of the site would about the future Puainako Street Extension which will connect with the Saddle Road and be the major cross-island highway between East and West Hawaii. Electricity, water, communications, and sewer are available along Kawili Street.



AGENCY TOD Project Fact Sheet

H-o8

1	Agency	County of Hawaii, Department of Planning		
2	Transit Station/Bus Stop	Kailua Village Transit Hub		
3	Project Name	Kailua-Kona Multimodal Transportation Plan		
4	Street Address			
5	Tax Map Key/s			
6	Land Area (acres)	Approx. 200 acres		
7	Zoning	General Commercial, Village Commercial, Residential, Visitor, Light Industrial		
8	Fee Owner	Multiple		
9	Lessee/s			
10	Current Uses	All uses associated with mixed use village center		
11	Encumbrances (if any)			
12	Project Description	The plan for a Multimodal Transportation System was adopted as a primary objective within the County's Kona Community Development Plan. In addition, Kailua Village has been designated as a Transit Oriented Development Regional Center. The plan will identify a 10-year blueprint for improving the Kailua-Kona's transportation system, with emphasis on Kailua Village, to include specific projects to enhance the performance for each modal element (public transit, vehicular, bicycle, pedestrian, and freight) within Kailua Village, as well as in and out of the Kailua Village, through progressive improvements to the infrastructure and services, and more seamless interconnection of modes. This planning process will be enabled by a robust campaign to collaborate with residents, businesses, property owners, stakeholders, and to interface with existing Programs such as the Kailua Village Improvement District to formulate a practical and forward-looking strategy to preserve and enhance the financial sustainability of Kailua as well as the overall quality of life in Kona.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The existing result of the historic lack of transportation planning for the area will be the primary limitation to increasing multimodal connectivity.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	To be determined.		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings > \$</i>	Planning	Design	Construction
		300,000	100,000	
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
19	Contact Person (Name, Email Address)	Bennett Mark, bennett.mark@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



KAILUA-KONA MULTIMODAL TRANSPORTATION PLAN

The goal of the Kailua-Kona Multimodal Transportation Master Plan is to design a 15-year blueprint for improving the transportation system. The Plan's recommendations will identify specific projects to enhance the performance of each modal element (public transit, vehicular, bicycle, pedestrian, and freight) within Kailua-Kona, with special emphasis on Kailua Village, through progressive improvements to the infrastructure and services, and more seamless interconnection of modes. This planning process will be informed by a robust campaign to collaborate with residents, businesses, property owners, stakeholders, and to interface with existing programs such as the Kailua Village Improvement District to formulate a practical and forward-looking strategy to preserve and enhance the quality of life in Kona.

The County of Hawaii's Kona Community Development Plan has identified Kailua Village as a TOD Regional Center in recognition of the importance of the Village as the cultural, retail and visitor core of the Kona District on the west side of the island of Hawaii. In addition, the availability of existing infrastructure and potential for infill in the area offers the opportunity to develop new, increased density affordable housing for the resident workforce.

The Kailua-Kona Multimodal Transportation Master Plan lays the foundation for the larger goal to build a more economically sustainable and livable community as part of this historically-rich Kailua Village center. The Multimodal Transportation Master Plan will address key mobility needs to provide better travel options for the residents, visitors and employees and to diversify the way people get around within Kailua-Kona and Kailua Village, reduce congestion, improve connectivity, and expand a variety of enjoyable and healthier transportation choices.

In addition to improving automobile circulation, the multi-modal transportation plan will identify additional opportunities for walking, biking, transit, and other non-vehicular modes of travel. The result needs to be attractive, safe, comfortable, convenient, accessible, and environmentally friendly.

The process to develop the Kailua-Kona Multimodal Master Plan will consider all factors affecting the multimodal transportation network, including pedestrian-oriented amenities along Alii Drive, landscaping, and public parking options within Kailua-Kona and especially the Kailua Village.



AGENCY TOD Project Fact Sheet

H-09

1	Agency	County of Hawaii Mass Transit Agency		
2	Transit Station/Bus Stop	Old Airport Park Transit Station		
3	Project Name	Old Airport Park Transit Station, Makaeo Transit Hub		
4	Street Address	Kuakini Highway, Kailua-Kona, HI 96740 (located in Makaeo Village Regional Center TOD)		
5	Tax Map Key/s	(3) 7-5-005: 083		
6	Land Area (acres)	The entire TMK parcel totals 14.08 acres. This request is for use of one acre of the parcel.		
7	Zoning	ML-20, Limited Industrial		
8	Fee Owner	State of Hawaii. However, the Board of Land and Natural Resources (BLNR), with the concurrence of the Department of Land and Natural Resources (DLNR) and in conformance to HRS 171-11, has approved the set aside (assignment of management jurisdiction) of the park to the County of Hawaii for park and recreational purposes. The County assumed management responsibilities over the entire park effective January 1, 2008 in close coordination and cooperation with State Parks' staff and administration.		
9	Lessee/s			
10	Current Uses	The one-acre parcel includes structures that previously served as Kona's Old Airport Terminal. The old terminal building temporarily serves as a storage space for canoes and Department of Parks and Recreation (DPR) maintenance equipment but these structures will most likely need to be removed due to extreme deterioration.		
11	Encumbrances (if any)			
12	Project Description	Currently, Kona's primary transit stop is a pull-off located within the shoulder of Makala Boulevard, accessing Makalapua Shopping Center. No parking for automobiles or buses is provided at the site. Also, no passenger seating or shelter is located on this site. The Old Airport Park Transit Station will serve an immediate High Priority need to provide the center for the County of Hawaii's Mass Transit Agency's inter and intra bus services in central Kona. Phase 1: Old Airport Park Transit Station, will include: An Old Airport Park Transit Station Site surface preparation, design and improvements for bus ingress and egress onto the site from Kuakini Highway, demolition of old airport terminal structure, passenger shelter and benches, a comfort station, and an area designated for bus parking.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The condition of old terminal structures on the site needs to be verified. It seems likely, from previous inspections, that the structures will be torn down.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD		
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		50,000	50,000	200,000
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)			
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

OLD AIRPORT PARK TRANSIT STATION, MAKAEAO TRANSIT HUB

Makaeo Village is identified as the location for a new mixed use village as well as the regions' transportation "Hub". Buses would operate from Captain Cook to the Makaeo Village Hub. From the Hub, buses would interconnect with other routes operating from Ane Keohokalole Highway, the frontage road, and other Kona destinations. Transfers for continued island-wide travel would be made at this location. Shuttles will also provide for public transit within Kailua Kona and the Kailua Village urban area.

The site selected for development of the Old Airport Transit Station, Makaeo Transit Hub, is a parcel located south of the entrance to the Old Airport Regional Park. The parcel is accessed by Kuakini Highway and Makala Boulevard. The site currently includes abandoned structures that previously served as Kona's Old Airport Terminal. Site improvements will include bus access improvements, passenger shelter and benches, comfort station, and a designated bus parking area. The site is owned by the State of Hawaii but has been assigned to the County of Hawaii for park and recreational purposes.

The requested area is approximately one acre on the mauka side of the parcel fronting Kuakini Highway. The Old Airport Park Transit Station will serve an immediate High Priority need to provide the center for the County of Hawaii's Mass Transit Agency's inter and intra bus services in central Kona.



AGENCY TOD Project Fact Sheet

H-10

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Future Transit Stations/Stops along Ane Keohokalole Hwy Transit Trunk Line between Keahole-Kona Airport and Kailua Village		
3	Project Name	Ulu Wini Housing Improvements		
4	Street Address	on Hina Lani St. near Ane Keohokalole Hwy		
5	Tax Map Key/s	(3) 7-3-009: 005		
6	Land Area (acres)	8.016 acres		
7	Zoning	Agriculture, A-5a		
8	Fee Owner	County of Hawaii		
9	Lessee/s			
10	Current Uses	Existing Housing		
11	Encumbrances (if any)	TBD		
12	Project Description	<p>Ulu Wini Housing enhancements. Ulu Wini Housing, located on Hina Lani St., in north Kona, is an affordable housing project for low-income families, consisting of 71 2-bedroom rental units, 23 2-bedroom transitional units, and 2 2-bedroom units for resident managers. This project was completed at a cost of \$24 million. Additional remedial construction work is needed to renovate the shower compartments of 43 bottom floor units to be in compliance with Fair Housing and ADA requirements with an estimated cost of \$650,000, and installation of sidewalks to access storage cabinets to be in compliance with Fair Housing and ADA requirements, with an estimated cost of \$165,000. This project is located at the edge of the Kaloko Makai Neighborhood TOD very close to the Ane Keohokalole Highway Mass Transit Corridor connecting Keahole Airport to Kailua Village. The proposed improvements will support – Transit Ready Development (TRD) for future development of Kaloko Makai Neighborhood Transit Oriented Development (TOD) area.</p>		
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Ulu Wini Housing Enhancements - TBD		
15	Project Status	Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		Ulu Wini Housing Enhancements Construction		815,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County	State	State
19	Contact Person (Name, Email Address)	Neil Gyotoku, Housing Administrator, Neil.Gyotoku@hawaiicounty.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

ULU WINI HOUSING IMPROVEMENTS

The Ulu Wini Housing project is located on Hina Lani Street near the Ane Keohokalole Highway Mass Transit trunk line, within the planned Kaloko Makai Village Neighborhood TOD. Ulu Wini Housing is an affordable housing project for low-income families consisting of 71 two-bedroom rental units and 23 two-bedroom transitional units. The support of the Ulu Wini Housing project is needed so that this project can be a viable affordable housing project compliant with Fair Housing and ADA requirements, and to be Transit Ready Development (TRD) project in support of the future Kaloko-Makai Village Neighborhood TOD as envisioned in the Kona CDP. Ulu Wini Housing needs remedial construction work to renovate units and for installation of sidewalks to be compliant with Fair Housing and ADA requirements.



AGENCY TOD Project Fact Sheet

H-11

1	Agency	County of Hawaii		
2	Transit Station/Bus Stop	Future Transit Stations/Stops along Ane Keohokalole Hwy Transit Trunk Line between Keahole-Kona Airport and Kailua Village		
3	Project Name	Kamakana Villages Senior Housing and Kamakana Village Low Income Family Housing		
4	Street Address	Manawalea St. and Kaeka St.		
5	Tax Map Key/s	(3) 7-4-021: 49 and 38		
6	Land Area (acres)	Kamakana Villages Senior Housing: 2.938 acres Kamakana Low-Income Family Housing: 2.741 acres		
7	Zoning	Agricultural A-5a		
8	Fee Owner	State of Hawaii – Hawaii Housing Finance and Development Corporation		
9	Lessee/s			
10	Current Uses	Kamakana Villages Senior Housing and Low-Income Family Housing – Housing Under Construction (2017)		
11	Encumbrances (if any)	Kamakana Villages Senior Housing and Low-Income Family Housing - TBD		
12	Project Description	Projects will support TRD for the 272-acre future Kamakana Villages project, for future development of Keahuolu Village Regional Center TOD. Kamakana Village Senior Housing addresses the need for affordable housing for low-income families, provides 85 units for low-income senior persons and their families, was constructed at an estimated cost of \$28 Million, and is expected to be completed in December 2017. Kamakana Villages Low-Income Housing addresses the need for affordable housing for low-income families, and provides 85 units for low-income families, was constructed at an estimated cost of \$28 Million, and is expected to be completed in December 2017.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	This project is located within the Keahuolu Regional Center TOD midway between Kealakeke Parkway and Palani Road along the Ane Keohokalole Highway Transit Corridor connecting Keahole Airport to Kailua Village.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	Project Status	Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		DURF, LIHTC, RHRF, CDBG		
19	Contact Person (Name, Email Address)	Neil Gyotoku, Housing Administrator, Neil.Gyotoku@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports			

KAMAKANA VILLAGES SENIOR/LOW INCOME HOUSING, KAILUA-KONA

The Kamakana Village Senior Housing addresses the need for affordable housing for low-income families, provides for low income senior persons and their families. Kamakana Village Low-Income Housing addresses the need for affordable housing for low-income families, and provides for low income families. These two adjacent projects are both situated along the Ane Keohokalole Highway Mass Transit trunk line within the Keahuolu Village Neighborhood TOD. These two Kamakana Villages projects are part of the larger planned Kamakana Villages at Keahuolu development for affordable housing project on 272 acres, for 2,330 homes, 197,000 sq. ft. of retail, school, and parks.



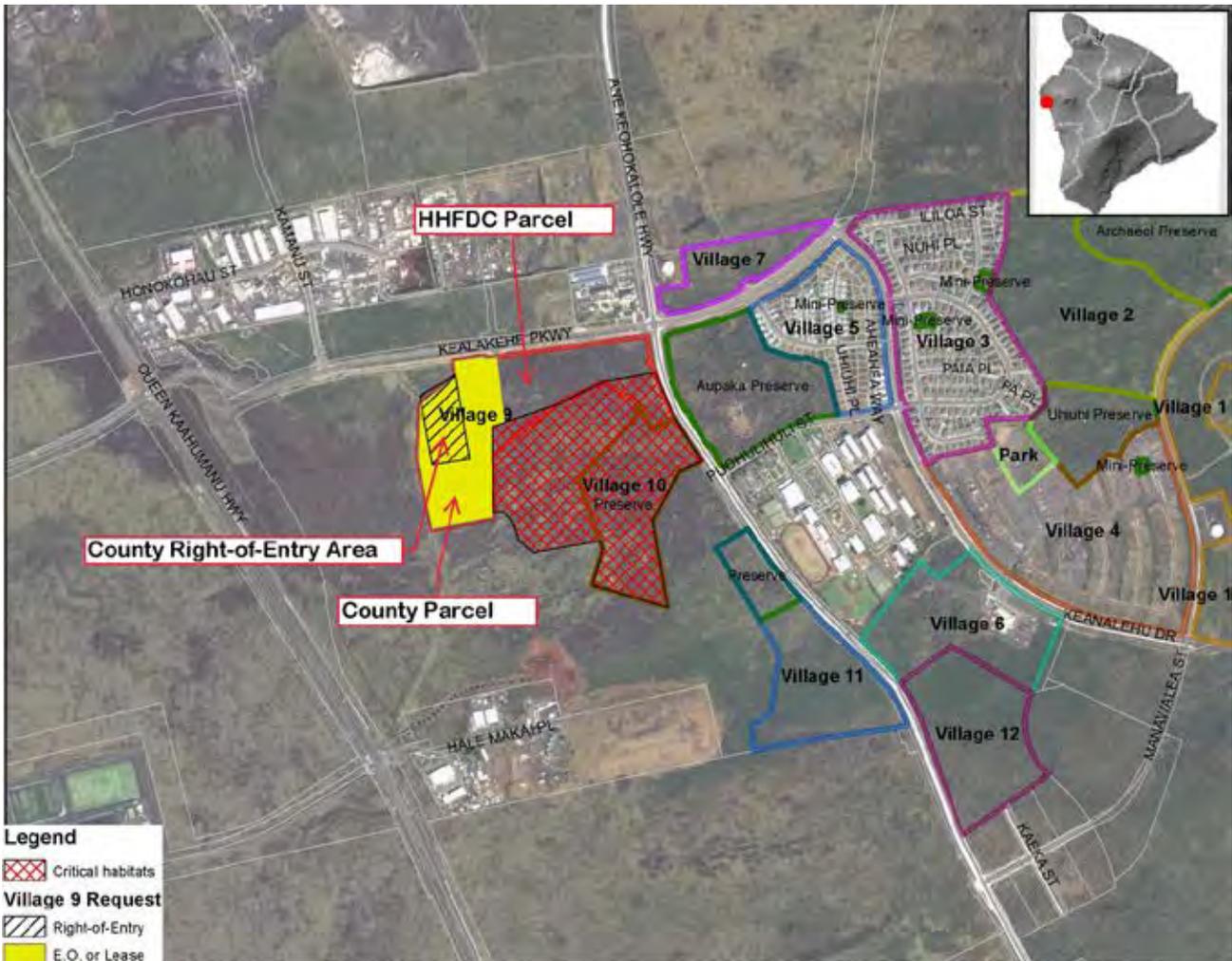
AGENCY TOD Project Fact Sheet

H-12

1	Agency	Hawaii Housing Finance & Development Corporation and County of Hawaii		
2	Transit Station/Bus Stop	TBD		
3	Project Name	Village 9 Affordable Housing		
4	Street Address	SW corner of Kealakehe Parkway and Ane Keohokalole Highway		
5	Tax Map Key/s	(3) 7-4-020: 004		
6	Land Area (acres)	35.774 acres		
7	Zoning	Agriculture (A-5A)		
8	Fee Owner	State of Hawaii, set aside to HHFDC pending.		
9	Lessee/s	TBD/County of Hawaii		
10	Current Uses	Vacant, undeveloped		
11	Encumbrances (if any)	Certificate and Authorization dated 1/30/91 recorded at the Bureau of Conveyances as Document No. 91-013165		
12	Project Description	Affordable leasehold rental housing project to be developed through an RFP process by HHFDC, and leasehold permanent housing for the homeless to be developed by the County of Hawaii.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Two No-Development Areas totaling 4.2 acres for endangered plant preserve; access limited to Kealakehe Parkway intersection with Main Street.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning 4 th Qtr CY2018	Design 4 th Qtr CY2021	Construction 4 th Qtr CY2023
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	HHFDC; County of Hawaii; PBR Hawaii & Associates, Inc.		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning 250,000	Design 500,0000	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning HHFDC/County	Design HHFDC/County	Construction HHFDC/CIP/County
19	Contact Person (Name, Email Address)	Stan S. Fujimoto, HHFDC Project Manager, stanley.s.fujimoto@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

VILLAGE 9 AFFORDABLE HOUSING

The Village 9 site is 35.774 acres of State land at the southwestern corner of the intersection of Kealakehe Parkway and Ane Keohokalole Highway in the Villages of Laiopua in Kealakehe, North Kona, Hawaii. On October 13, 2017, the Board of Land and Natural Resources approved the set aside and management right-of-entry of Village 9 to HHFDC for affordable housing and related purposes. At the request of the County of Hawaii, approximately 15-20 acres of the makai (western) portion of the site will be leased to the County at \$1/year for 65 years for permanent housing for the homeless population. Within the proposed County area, the County has requested an immediate right-of-entry to 5 acres for an emergency encampment for the homeless. The mauka (eastern) portion of the site of approximately 11-17 acres will be developed by HHFDC under a request for proposals for a leasehold affordable rental housing project for households at 60% or below the U.S. Department of Housing and Urban Development Area Median Income. The site is subject to an HHFDC-U.S. Fish and Wildlife Service Memorandum of Understanding setting aside two No Development Areas totaling 4.2 acres for endangered plant preserves. Access from Kealakehe Parkway is limited to the Kealakehe Parkway intersection at Main Street. The project is in its planning phase.



AGENCY TOD Project Fact Sheet

M-01

1	Agency	Hawaii Housing Finance and Development Corporation and County of Maui Department of Housing and Human Concerns		
2	Transit Station/Bus Stop	Keawe Street, Lahaina		
3	Project Name	Villages of Leialii Affordable Housing		
4	Street Address			
5	Tax Map Key/s	(2) 4-5-021: 003, 013, 021, and (2) 4-5-028: 070		
6	Land Area (acres)	1,033 acres (entire project)		
7	Zoning	State: Urban County: Agricultural		
8	Fee Owner	State of Hawaii		
9	Lessee/s			
10	Current Uses	Vacant		
11	Encumbrances (if any)	Ceded lands		
12	Project Description	Leialii is planned as a new urbanist community composed of compact, higher-density, walkable neighborhoods with a mixture of residential unit types, mixed-use neighborhood centers, and good connectivity for all modes of transportation. The initial affordable housing project development is planned for approximately 200 residential units along the lower boundary of the project site.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Lack of water and sewer infrastructure and capacity		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		1 st Qtr CY2019	4 th Qtr CY2021	4 th Qtr CY2023
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer	DHHL to develop water source		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		6M	4M	55M
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		HHFDC	HHFDC/CIP	HHFDC/CIP
19	Contact Person (Name, Email Address)	Craig Hirai, Executive Director, HHFDC, craig.k.hirai@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

AGENCY TOD Project Fact Sheet

M-02

1	Agency	Hawaii Housing Finance and Development Corporation, County of Maui. and Department of Accounting and General Services		
2	Transit Station/Bus Stop	Kahului transit hub		
3	Project Name	Kane Street Affordable Housing Project		
4	Street Address	153 West Kaahumanu Avenue, Kahului		
5	Tax Map Key/s	(2) 3-7-004: 003		
6	Land Area (acres)	5.572 acres		
7	Zoning	State: Urban County:		
8	Fee Owner	State of Hawaii Department of Land and Natural Resources		
9	Lessee/s			
10	Current Uses	DAGS Lawnmower Storage Yard DOE Adult Education		
11	Encumbrances (if any)	EO 3586		
12	Project Description	Explore the feasibility of transferring a parcel to HHFDC for the development of a mixed use rental housing project that includes consideration of the DAGS Civic Center needs in Kahului and Wailuku (SCR 145, SLH 2017)		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Undetermined water and sewer infrastructure and capacity		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		500,000	500,000	
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Craig Hirai, Executive Director, HHFDC, craig.k.hirai@hawaii.gov Chris Kinimaka, DAGS Planning, chris.kinimaka@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			

KANE STREET AFFORDABLE HOUSING PROJECT

On Kaahumanu Avenue in Kahului, the State owns an underused 5.6-acre parcel which can be developed for a mixed use rental housing project that includes consideration of the DAGS civic center needs in Kahului and Wailuku. In 2017, the Legislature requested the HHFDC, DAGS and the County of Maui explore the feasibility of a land transfer for the development of a mixed use rental housing project (SCRI45, SLH2017). This site presents an opportunity to create classic infill development which would address the immediate need to relocate the Maui Bus transit hub. The Kane/Vevau streets location is ideal because it is located across the street from the current premises of the Maui Bus transit hub. On the same 5.6 acre property of Kane/Vevau streets, HHFDC is collaborating with Maui County Department of Housing and Human Concerns (DHHC) to provide affordable rentals. Additionally, Catholic Charities is constructing affordable housing for seniors across the street from the proposed relocation of the Central Maui Bus transit hub. This location provides an excellent opportunity for infill development that will address Maui's critical need for more affordable housing in close proximity to existing public transit, commercial services and major employment centers, the University of Hawaii's campus, Maui Memorial Hospital, schools and the Maui County seat of government. The property is appropriately zoned B-2 Business Commercial of which the permitted uses would allow multifamily dwellings, and buildings owned or operated by government agencies.



AGENCY TOD Project Fact Sheet

M-03

1	Agency	County of Maui Department of Transportation, Hawaii Housing Finance and Development Corporation, and Department of Accounting and General Services		
2	Transit Station/Bus Stop	Kane/Vevau Streets		
3	Project Name	Central Maui Transit Hub		
4	Street Address	153 West Kaahumanu Avenue, Kahului		
5	Tax Map Key/s	(2) 3-7-004-003		
6	Land Area (acres)	0.5 acres		
7	Zoning	State: Urban County: Business 2 (Maui County Code 19.18)		
8	Fee Owner	State of Hawaii, Department of Land and Natural Resources		
9	Lessee/s	County of Maui		
10	Current Uses	Adult education classes provided in a structure located on the portion of the lot facing Vevau Street. The remainder of the lot is vacant.		
11	Encumbrances (if any)	Executive Order 3586		
12	Project Description	On a 5.6-acre lot, 0.5 acre is needed for Central Maui Transit Hub for Maui Bus, which must relocate from Queen Kaahumanu Center by 2020. This is a classic infill mixed use development project which could provide a much needed central location for the Maui Bus hub located next to affordable housing, commercial services and Maui's major employment centers and seat of County government. There is existing water, sewer and electrical services on site. One ADA accessible structure measuring 150 feet by 30 feet is needed. Primary use is a transfer station as commuter service and parking is provided elsewhere. Some onsite parking would be needed. Proposed facility would be located across the street from major shopping mall, blocks away from existing affordable rentals and densely populated residential areas. Street improvements would incorporate Complete Street concepts leveraging pedestrian, bicycle and public transit opportunities.		
13	Site Constraints (Infrastructure, arch/hist sites, etc.)	Water, sewer electrical capacity available on site, would need hookups. Road improvements needed (curb, sidewalk and gutter).		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
			2018	2020
15	Project Status	Planning - HHFDC, DAGS and County of Maui in discussion to finalize Memorandum of Understanding (EO 3586). Maui County DOT received FY19 County funds for Planning & Design \$650,000		
16	Consultant/ Contractor/Developer	Not available yet		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$200,000	\$450,000	2,500,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		County of Maui FY19 budget.		
19	Contact Person (Name, Email Address)	Don Medeiros, Director, County of Maui, Department of Transportation. don.medeiros@co.maui.hi.us		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:	https://www.mauicounty.gov/DocumentCenter/View/104311		

CENTRAL MAUI TRANSIT HUB

The Central Maui Transit Hub for Maui Bus must relocate by 2020. The Kane Street infill mixed use development project which could provide a much needed central location for the Maui Bus hub located next to affordable housing, commercial services and Maui's major employment centers and seat of County government. There is existing water, sewer and electrical services on site. One ADA accessible structure measuring 150 feet by 30 feet is needed. Primary use is a transfer station as commuter service and parking is provided elsewhere. Some onsite parking would needed. Proposed facility would be located across the street from major shopping mall, blocks away from existing affordable rentals and densely populated residential areas. Street improvements would incorporate Complete Street concepts leveraging pedestrian, bicycle and public transit opportunities.

Maui County has formed a Working Group comprised of members from the Departments of Transportation (DOT), Housing and Human Concerns, Planning and Public Works to collaboratively develop this location into a transit ready area that will meet the ongoing community needs for public transit and affordable housing in close proximity to an area that is densely populated and central to commercial and business services. Maui County DOT received FY19 County funding for \$650,000 for Planning and Design of the relocation of the Central Maui Transit Hub from the Queen Kahumanu Center to Kane/Vevau Streets. In addition, \$2.5 million in FY 19 CIP funds was appropriated from the Legislature, and \$1.5 million in DUREF funds was made available from HHFDC for site improvements.



AGENCY TOD Project Fact Sheet

M-04

1	Agency	Department of Accounting and General Services, Department of Land and Natural Resources, and County of Maui		
2	Transit Station/Bus Stop			
3	Project Name	Wailuku Courthouse Expansion		
4	Street Address	2145 Main Street, Wailuku		
5	Tax Map Key/s	(2) 3-4-013: 013 por		
6	Land Area (acres)	3.2 acres (parcel size)		
7	Zoning	State: Urban County:		
8	Fee Owner	State of Hawaii, Department of Land and Natural Resources		
9	Lessee/s			
10	Current Uses	Wailuku Courthouse – Hoapili Hale State Office Building		
11	Encumbrances (if any)			
12	Project Description	Expansion and redevelopment of the Wailuku Courthouse complex for additional courtrooms and administrative space. In order to allow the Judiciary to remain in Wailuku, explore and pursue acquiring one or more adjacent parcels – the County-owned old post office and/or the Hawaiian Tel lot in Wailuku.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Undetermined water and sewer infrastructure and capacity		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status	Pre-Planning		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Chris Kinimaka, DAGS Planning, chris.kinimaka@hawaii.gov County of Maui, Mayor’s Office		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage:			



WAILUKU COURTHOUSE EXPANSION

In Wailuku, the Judiciary facilities are overcrowded and seeking to expand to provide additional courtrooms and administrative space. The Wailuku Courthouse, Hoapili Hale, is adjacent to DAGS State Office Building No. 1 in Wailuku, with the court facilities occupying about half of the 3.2-acre State-owned Civic Center site. The Judiciary would like to remain in Wailuku, but on-site expansion is not possible and one or more nearby parcels will need to be acquired. The County-owned post office site adjacent to the State Office Building has been discussed for possible transfer to the State. Another option discussed is the acquisition of the Hawaiian Tel parcel, which is adjacent to the courthouse building. The County is strongly interested in having the courthouse complex remain in its town core civic center location to maintain the economic vitality of the Wailuku town core.

This is a smart growth and TRD initiative, which could align the expansion plans of the Judiciary with the County plans to maintain the economic viability of the civic center core. A lead agency or proponent will be needed to spearhead this effort, which will require extensive planning and coordination among State agencies, the Judiciary, and County agencies, as well as significant financing for land acquisition and redevelopment of facilities. DAGS is considering the Wailuku courthouse expansion for a Proof of Concept initiative with the University of Hawaii School of Architecture, which involves stakeholder engagement and conceptual planning and design studies.

