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

| | Project ID | Agency | TOD Station/Area | Project | Area (Acres) | Status |
|---|---|---|---|---|---|---|
| East Kapolei | O-01 | DHHL | Kualakai (East Kapolei) | Kauluokahai Increment II-A, Multi-Family/Commercial | 33 | Pre-Planning |
| | O-02 | UHWO | Kualakai, Keoneae (UHWO) | UH West Oahu University District | 168 | Planning |
| | O-03 | UHWO | Kualakai, Keoneae | UH West Oahu Long Range Development Plan | 500 | Planning |
| | O-04 | UHWO | Kualakai, Keoneae | UH West Oahu TOD Infrastructure | | Pre-Planning |
| | O-05 | UHWO | Kualakai, Keoneae, LCC, HCC | UH West Oahu Multi-Campus Housing (Faculty/Student/Staff) | | Planning |
| | O-06 | DLNR | Keoneae | East Kapolei Master Development Plan | 175 | Planning |
| | O-07 | DOE | Honouliuli (Hoopili) | East Kapolei High School | 45 | Planning |
| | O-38 | DOT | Honouliuli | Farrington Highway Widening | | Des/Construction |
| | O-40 | HCDA | Kualakai, Keoneae, Honouliuli | East Kapolei Neighborhood TOD Parking Infrastructure Plan | 1500 | Pre-Planning |
| | O-09 | HHFDC/DAGS/DOE | Pouhala (Waipahu TC) | Waipahu Civic Center TOD Project | 10 | Pre-Planning |
| | O-10 | HPHA | Pouhala | Hoolulu and Kamalu Redevelopment | 3.78 | Pre-Planning |
| | O-11 | UH-LCC | Halaulani (LCC) | UH Leeward Community College TOD Master Plan | 50 | Pre-Planning |
| | O-12 | HPHA | Waiawa (Pearl Highlands) | Hale Laulima Homes | 4 | Planning |
| Halawa | O-13 | SA/DAGS | Halawa | Aloha Stadium Redevelopment / Ancillary Development (NASED) | 99 | Planning |
| | O-14 | HPHA | Halawa | Puuwai Momi Homes | 12 | Planning |
| Iwilei-Kapalama | O-15 | DHHL | Ahua (Lagoon Drive) | Moanalua Kai Conceptual Plans | 14 | Pre-Planning |
| | O-16 | PSD/DAGS | Mokauea (Kalihi) | Oahu Community Correctional Center Redevelopment | 16 | Pre-Planning |
| | O-17 | HPHA | Mokauea | Kamehameha and Kaahumanu Homes | 16 | Planning |
| | O-41 | HPHA | Mokauea | Kuhio Park Terrace Low-Rises and Kuhio Homes | 10 | Planning |
| | O-19 | DHHL | Niuhelewai (HCC, Kapalama) | Kapalama Project Conceptual Plan | 5 | Pre-Planning |
| | O-20 | UH HCC | Niuhelewai | UH Honolulu Community College TOD Plan | 23 | Pre-Planning |
| | O-21 | HPHA | Niuhelewai | School Street Administrative Offices Redevelopment | 12 | Design/Const |
| | O-39 | HHFDC | Niuhelewai, Kuwili (Iwilei) | State Iwilei Infrastructure Master Plan | 34 | Planning |
| | O-22 | HPHA | Kuwili | Mayor Wright Homes Redevelopment | 15 | Planning |
| | O-23 | HHFDC/DAGS/HPHA | Kuwili | Liliha Civic Center Mixed-Use Project | 4 | Planning |
| | O-25 | HHFDC | Kukuluaeo (Kakaako) | Pohukaina Commons (690 Pohukaina) | 2 | Plan/Des/Const |
| | O-26 | DOE | Kukuluaeo | Pohukaina Elementary School | 2 | Planning |
| | O-27 | HCDA | Kukuluaeo | Nohona Hale | 0.3 | Completed |
| | O-28 | HCDA | Kukuluaeo | Ola Ka Ilima Artspace Lofts | 1 | Completed |
| | O-29 | HCDA | Kalia (Ala Moana) | Hale Kewalo Affordable Housing | 1 | Completed |
| | O-30 | HHFDC/JUD | Kalia | Hale Kalele (Affordable Rental Housing)/Juvenile Service Center | 1.5 | Completed |
| | O-31 | HPHA | Ala Moana | Makua Alii and Paoakalani Homes | 9 | Pre-Planning |

State TOD Priority Area

Project fact feets 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.

| | Project ID | Agency | TOD Station/Area | Project | Area (Acres) | Status |
|---|---|---|---|---|---|---|
| City & County of Honolulu | O-32 | CCH | Niuhelewai, Kuwili | Iwilei-Kapalama Infrastructure Master Plan | 581 | Plan Complete |
| | O-33 | CCH | Kalauao (Pearlridge) | Pearlridge Bus Center and TOD Project | 3 | Plan/Design |
| | O-34 | CCH | Niuhelewai | Kapalama Canal Catalytic Project/Linear Park | 19 | Design |
| | O-35 | CCH | Holau (Chinatown) | Chinatown Action Plan | | Plan/Des/Const |
| | O-36 | CCH | Pouhala (Waipahu TC) | Waipahu Town Action Plan | | Planning |
| | O-37 | CCH | Kukuluaeo (Kakaako) | Blaisdell Center Master Plan | 22 | Pre-Planning |
| Kauai | K-01 | DAGS/COK | Lihue | Lihue Old Police Station Redevelopment | 1 | Planning |
| | K-14 | COK | Lihue | Lihue Civic Center Redevelopment | 9 | Planning |
| | K-15 | COK | Lihue | Lihue Civic Center Mobility Plan | 12 | Completed |
| | K-02 | COK/KHA | Lihue | Pua Loke Affordable Housing | 2 | Completed |
| | K-03 | COK/KHA | Koloa | Koae Workforce Housing Development | 11 | Completed |
| | K-04 | COK/KHA/HHFDC | Eleele | Lima Ola Workforce Housing Development | 75 | Plan/Des/Const |
| | 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 | | Design |
| | K-08 | COK/HHSC | Kapaa | Samuel Mahelona Memorial Hospital Expansion/Redevelopment | 34 | Planning |
| | K-17 | HPHA | Kapaa | Hale Nana Kai O Kea Redevelopment | 3.5 | Planning |
| | K-09 | COK/DPW | Kapaa | Kawaihau Road Multimodal Improvements | | Construction |
| | K-10 | COK/DPW | Koloa School | Poipu Road Multimodal Improvements | | Plan/Design |
| | K-11 | COK/DPW | Maluhia Rd | South Shore Shuttle | | Planning |
| | K-12 | COK/DPW | Puhi Shuttle | Puhi Shuttle | | Planning |
| | K-13 | COK/PD/KHA | Kekaha-Lihue Line | Waimea 400 (fka Waimea Lands Master Plan) / Aff Housing | 34 | Planning |
| | K-16 | COK/KHA | Gym/Anaina Hou Park-n-Ride | Kilauea Town Affordable Housing | 48 | Planning |
| Hawaii | H-01 | COH | Keaau | Keaau Public Transit Hub | 4 | Pre-Planning |
| | H-02 | COH | Keaau | Keaau Public Wastewater System | | 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 | Construction |
| | H-06 | UH Hilo/HCC | Hilo | UH Hilo University Park Expansion/HCC Komohana Campus | 267 | Pre-Planning |
| | H-07 | UH Hilo | Hilo | UH Hilo Commercial/Mixed Use/Student Housing | 36 | Pre-Planning |
| | H-14 | HPHA/COH | Hilo | Lanakila Homes/Complete Streets/Multi-Modal Improvements | 29 | Planning |
| | H-08 | COH | Kailua-Kona | Kailua-Kona Multimodal Transportation Plan | 200 | Pre-Planning |
| | H-15 | DAGS/COH | Kailua-Kona | State Kailua-Kona Civic Center | TBD | Planning |
| | H-09 | COH | Kailua-Kona | Kona Transit Hub (fka Old Airport Park Transit Station) | 14 | Planning |
| | H-10 | COH | North Kona | Ulu Wini Housing Improvements | 8 | Des/Construction |
| | H-11 | COH | North Kona | Kamakana Villages Senior/Low Income Housing | 6 | Pre-Planning |
| | H-12 | HHFDC/COH | North Kona | Kukuiola and Village 9 Affordable Housing | 36 | Plan/Des/Const |

## State and County Priority TOD Projects

| | Project ID | Agency | TOD Station/Area | Project | Area (Acres) | Status |
|---|---|---|---|---|---|---|
| Maui | M-01 | HHFDC | Lahaina | Villages of Lealii Affordable Housing | 1033 | Plan/Des/Const |
| | M-06 | COM | Lahaina-Kaanapali | West Maui TOD Corridor Plan | | Planning |
| | M-02 | HHFDC/DAGS | Kahului | Kahului Civic Center Mixed-Use Complex (fka Kane St AH) | 6 | Plan/Design |
| | M-03 | COM/HHFDC/DAGS | Kahului | Central Maui Transit Hub | 0.5 | Construction |
| | M-04 | DAGS | Wailuku | Wailuku Courthouse Expansion | 3 | Plan/Design |
| | M-07 | HPHA | Wailuku | Kahekili Terrace Redevelopment/Master Plan | 4 | Planning |
| | M-05 | COM | Wailuku-Kahului | Kaahumanu Ave Community Corridor Plan | | Plan Complete |
| | M-08 | COM | Kihei-Makena | South Maui TOD Corridor 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 *Note: DHHL lands are not subject to county zoning.* |
| 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 commercial/institutional space – 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.) | Backbone infrastructure has been constructed. Abutilon menziesii present; habitat conservation plan/incidental take license required. |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | Preparing RFP for project; RFP was to be issued in 2023. Abutilon menziesii take license expired; DHHL/other East Kapolei landowners consulting with DOFAW to draft new habitat conservation plan and incidental take license. 2022 Legislature appropriated $5.132M to DHHL East Kapolei TOD & broadband. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s $ | Planning / Design / Construction |
| 18 | Funding Source/s | Planning / Design: Developer financed / 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 Kualaka'i 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 approximately 10,000 square feet of commercial and institutional space. Some units could be 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 Ho'opili 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 Kualaka'i Parkway - Keahumoa Parkway intersection. Parcels on the east and west sides of the site are owned by Hawaii Housing Finance Development Corporation (HHFDC) and have been developed as affordable rentals for the general public. North of the site is Kauluokahai, Increment II-B (160 single-family lots), for which infrastructure construction has been completed and house occupancy is 90% complete. North of Increment II-B, is Increment II-C (127 single-family lots), for which infrastructure construction shall commence in 2023. South of the site is the Ewa Villages Golf Course. All off-site infrastructure necessary to support the project has been constructed.

DHHL will solicit for a developer who will 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 (portion); (1) 9-1-016: 233<br>(1) 9-1-016: 220 (portion)<br>(1) 9-1-016: 222 (portion) |
| 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<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning Design Construction |
| 15 | Project Status | Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update and awarded FY23 TOD Planning grant for Development Feasibility Study. Consultant work to start in 2023. UH to solicit developer interest for a portion of the University District lands. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s<br>$ | Planning Design Construction |
| 18 | Funding Source/s | Planning Design Construction |
| 19 | Contact Person<br>(Name, Email Address) | Michael Shibata, Dir Strategic Development & Partnerships, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

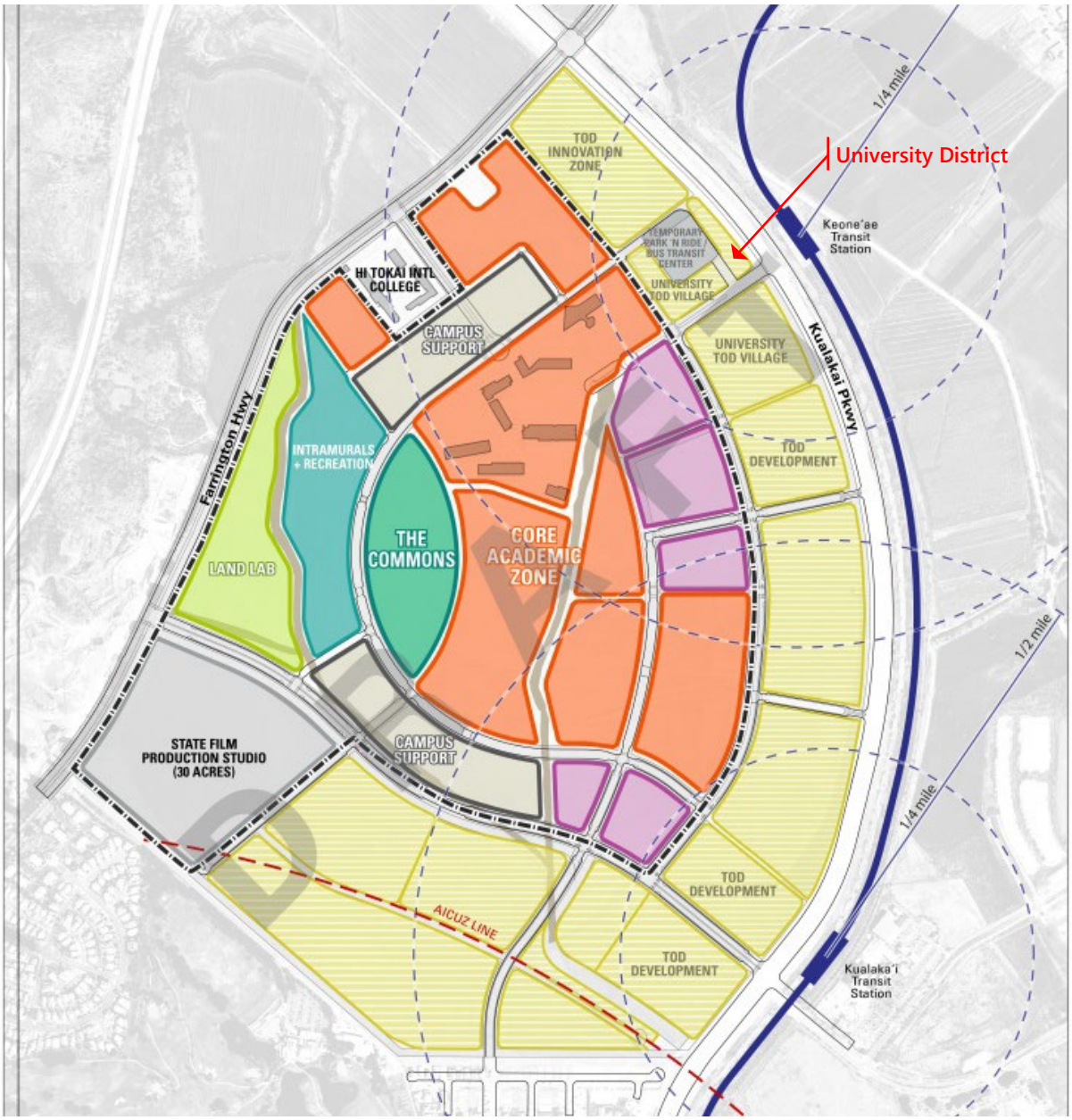
## UH WEST OAHU UNIVERSITY DISTRICT

The University District adjoins the UH West Oahu (UHWO )campus and surrounds the Kualakai/East Kapolei and Keoneae/UH West Oahu rail stations. The 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.

***2019 Campus Land Plan (Preliminary Draft)***

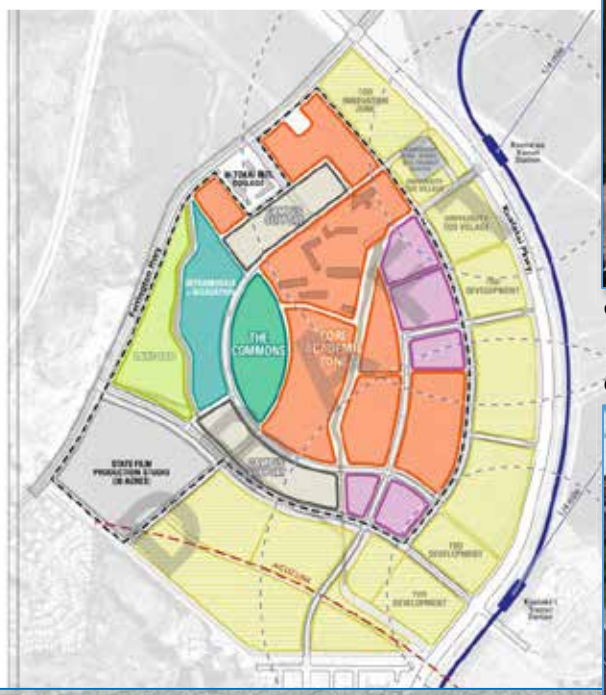


# AGENCY TOD
## Project Fact Sheet

O-03

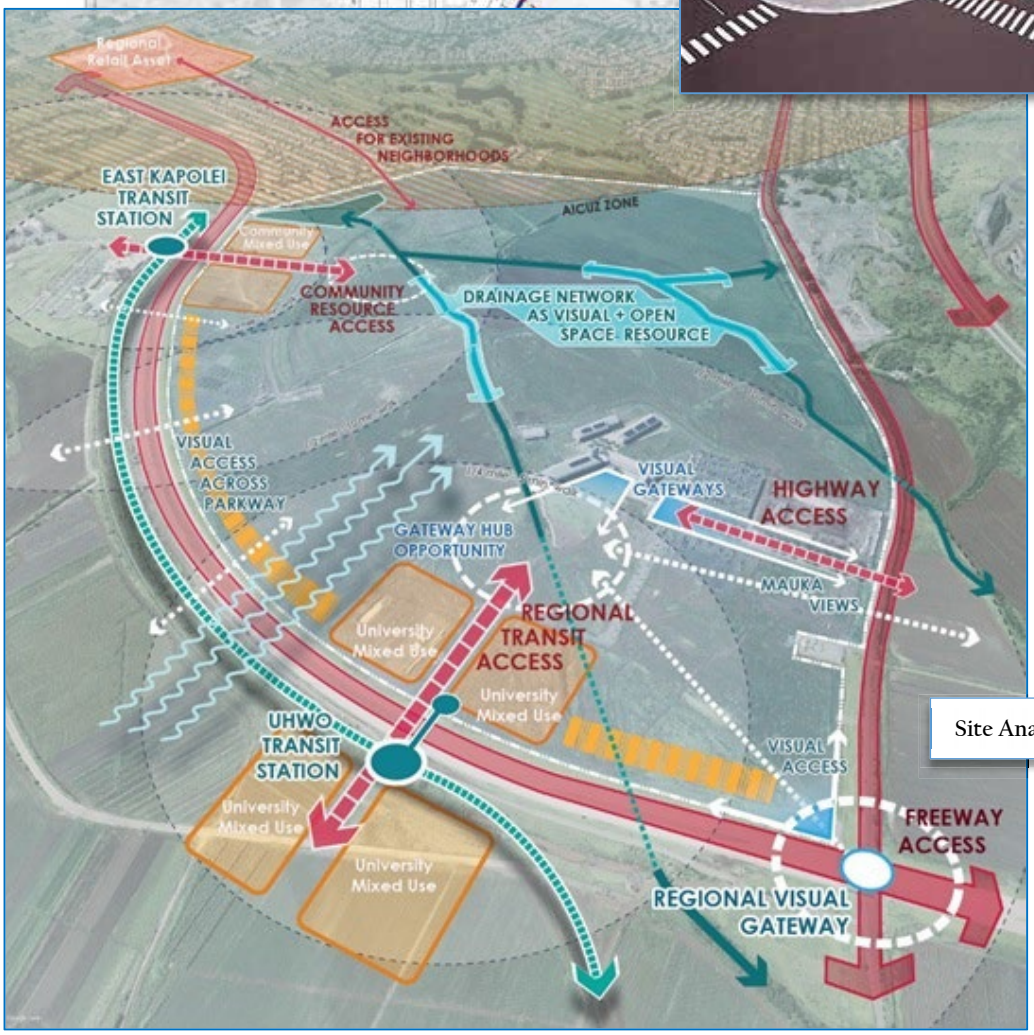
| | | |
|---|---|---|
| 1 | Agency | University of Hawaii – West Oahu |
| 2 | Transit Station/Bus Stop | Keoneae/UH West Oahu, Kualakai/East Kapolei |
| 3 | Project Name | **UH West Oahu Long Range Development Plan** |
| 4 | Street Address | |
| 5 | Tax Map Key/s | (1) 9-1-016: 220; (1) 9-1-016: 222; (1) 9-1-016: 233;<br>(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 (LRDP), focusing on the Makai Lands (500 acres), including the 184 acres referred to as the University District Lands (non-campus). The 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 will guide future development, creating a seamless town-gown community that includes campus-related rental housing. Additional funds will be necessary to implement its recommendations. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction<br>Ongoing |
| 15 | Project Status | Planning. Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work to start in 2023. |
| 16 | Consultant/ Contractor/Developer | LRDP: PBR Hawaii |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 800K |
| 18 | Funding Source/s | Planning / Design / Construction<br>CIP & TOD CIP grant |
| 19 | Contact Person<br>(Name, Email Address) | Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu<br>Michael Shibata, Director for Strategic Development and Partnerships, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

*2019 Campus Land Plan (Preliminary Draft)*



Conceptual Rendering, Keoneae/UH West Oahu Station

Conceptual Rendering, Kualakai/East Kapolei Station




Site Analysis and Priorities

# AGENCY TOD
## Project Fact Sheet

O-04

| | | |
|---|---|---|
| 1 | Agency | University of Hawaii – West Oahu |
| 2 | Transit Station/Bus Stop | Keoneae/UH West Oahu, Kualakai/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<br>(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 | Design and construction of new roads and infrastructure within UHWO's two 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 two rail stations, the availability of costly yet necessary infrastructure is a critical first step. The LRDP update will provide the roadway and infrastructure framework for this Project. Awarded $250,000 in TOD CIP funds to conduct a Development Feasibility Study, which will help to evaluate potential development phasing and investments needed in infrastructure to support each development phase. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: None<br>Design: TBD<br>Construction: TBD |
| 15 | Project Status | Planning. Awarded $250,000 in TOD CIP funds to conduct a Development Feasibility Study, which will help to evaluate potential development phasing and investments needed in infrastructure to support each development phase. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning: $ 250K<br>Design:<br>Construction: |
| 18 | Funding Source/s | Planning: TOD CIP<br>Design:<br>Construction: |
| 19 | Contact Person<br>(Name, Email Address) | Bonnie Arakawa, UHWO Director of Planning & Facilities, bonniea@hawaii.edu<br>Michael Shibata, Director for Strategic Development and Partnerships, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL | |

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# AGENCY TOD
## Project Fact Sheet

O-05

| | | |
|---|---|---|
| 1 | Agency | University of Hawaii – West Oahu |
| 2 | Transit Station/Bus Stop | Kualakai/East Kapolei, Keoneae/UH West Oahu, (Leeward CC, Honolulu CC) |
| 3 | Project Name | **UHWO Multi-Campus Housing** – P3 Viability Study *(Proposed Concept)* |
| 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. Should the City Council revise the zoning surrounding rail transit stations consistent with their East Kapolei Neighborhood TOD Plan, the areas surrounding the two stations would become BMX. |
| 12 | Project Description | With 3 UH System campuses 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 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 10-minute rail 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 | Planning / Design / Construction<br>None |
| 15 | Project Status | Planning. Working on obtaining services to conduct a student housing market study. |
| 16 | Consultant/ Contractor/Developer | None |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 80K |
| 18 | Funding Source/s | Planning / Design / Construction<br>None |
| 19 | Contact Person (Name, Email Address) | Bonnie Arakawa, UHWO Director of Planning and Facilities, bonniea@hawaii.edu<br>Michael Shibata, Director for Strategic Development and Partnership, shibatam@hawaii.edu |
| 20 | Attachments OPTIONAL | |

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# AGENCY TOD
## Project Fact Sheet

O-06

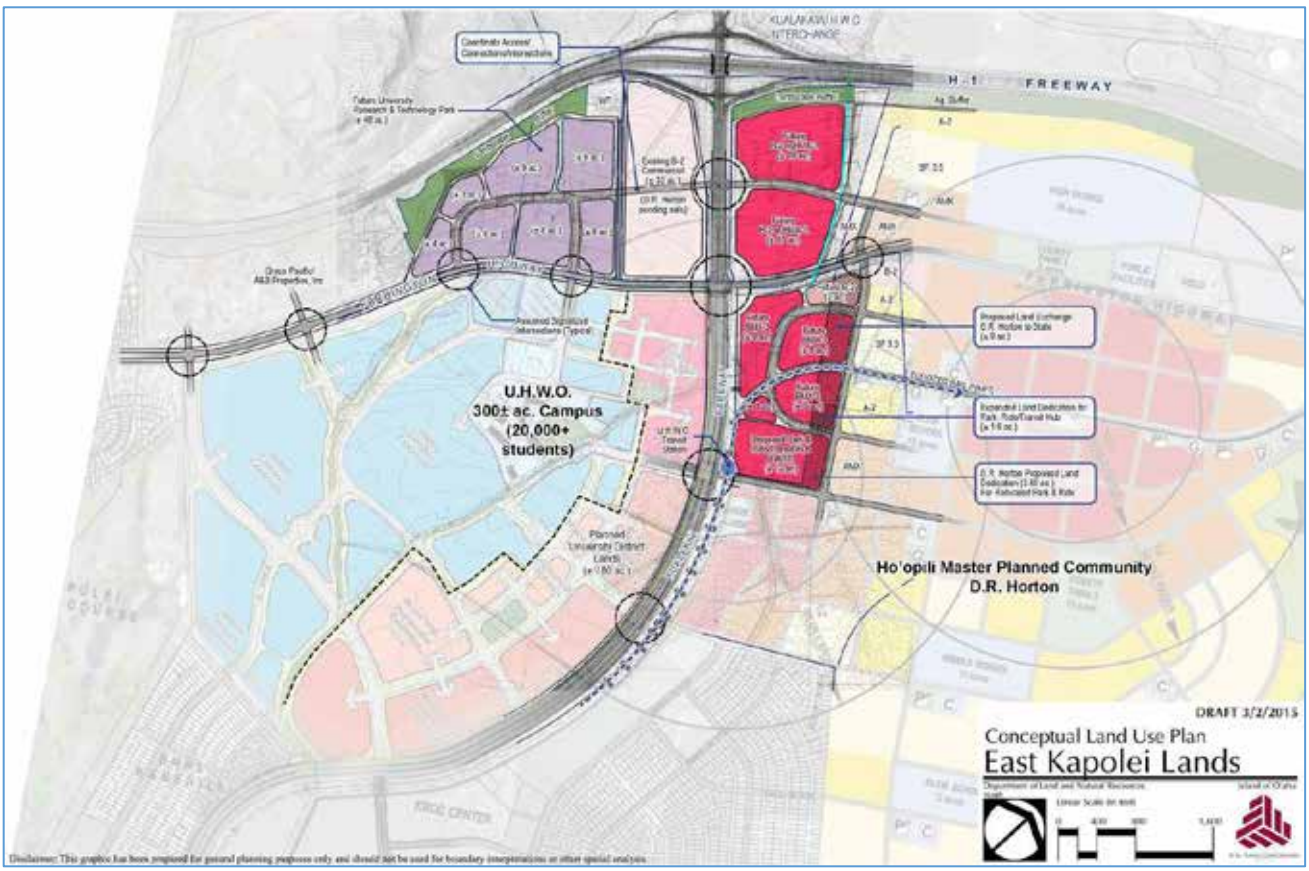
| | | |
|---|---|---|
| 1 | Agency | Department of Land and Natural Resources |
| 2 | Transit Station/Bus Stop | Keoneae/UH West Oahu |
| 3 | Project Name | **East Kapolei Master Development Plan** |
| 4 | Street Address | N/A |
| 5 | Tax Map Key/s | (1) 9-1-016: 008<br>(1) 9-1-017: 097<br>(1) 9-1-018: 005 & 008 |
| 6 | Land Area (acres) | 9-1-016: 008 - 31.915 acres, 9-1-017: 097 - 36.364 acres,<br>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<br>(infrastructure, arch/hist sites, etc.) | DLNR parcels do not have reserved sewer capacity through the Makakilo Interceptor that connects to the Honouliuli WWTP. Kaloi 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 | Planning: Now-2020<br>Design: 2020-2022<br>Construction: Estimated 2023 start |
| 15 | Project Status | Contract awarded for preparation of EIS & NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel; consulting work to start in early 2022 |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s<br>$ | Planning: $2M<br>Design: $20M<br>Construction: $200M |
| 18 | Funding Source/s | Planning: GF/CIP<br>Design: P3<br>Construction: P3 |
| 19 | Contact Person<br>(Name, Email Address) | Ian Hirokawa, Ian.C.Hirokawa@hawaii.gov<br>Russell Tsuji, Administrator, Land Division, Russell.Y.Tsuji@hawaii.gov |
| 20 | Attachments<br>link to webpage: | |

## EAST KAPOLEI MASTER DEVELOPMENT PLAN

The Department of Land and Natural Resources (DLNR) is preparing a strategic master development plan for 175 acres of its lands in East Kapolei in close proximity to the University of Hawaii West Oahu and the Hoopili master planned community. Two parcels north of Farrington Highway have a land area of 32 and 41 acres, and the two parcels east of Kualakai Parkway are 66 and 36 acres in size. The primary purpose of the development is to provide a long term source of income to support the Department's natural resource management and protection programs. The Plan will identify issues that require resolution in order to develop the properties, in particular, key infrastructure constraints and improvements required.

The 36-acre parcel adjacent to the UH West Oahu rail station has the best development potential, but a 10-acre portion of the site is committed to the City for a park and ride facility, and a rail guideway easement will also traverse the site.

Infrastructure constraints. Kaloi Gulch is a major natural drainageway running through the two parcels east of Kualakai Parkway. The 66-acre parcel above Farrington Highway is directly affected by the gulch, which splits the parcel in half. Drainage improvement options include channelization, re-routing, or undergrounding. Sewer capacity is a major constraint, as unlike adjacent developments, DLNR does not have reserved sewer capacity through the Makakilo Interceptor line and the Honouliuli WWTP. The widening of Farrington Highway will require some taking of land as well as design challenges for road, pedestrian and bicycle crossings of Farrington Highway as well as Kualakai Parkway.



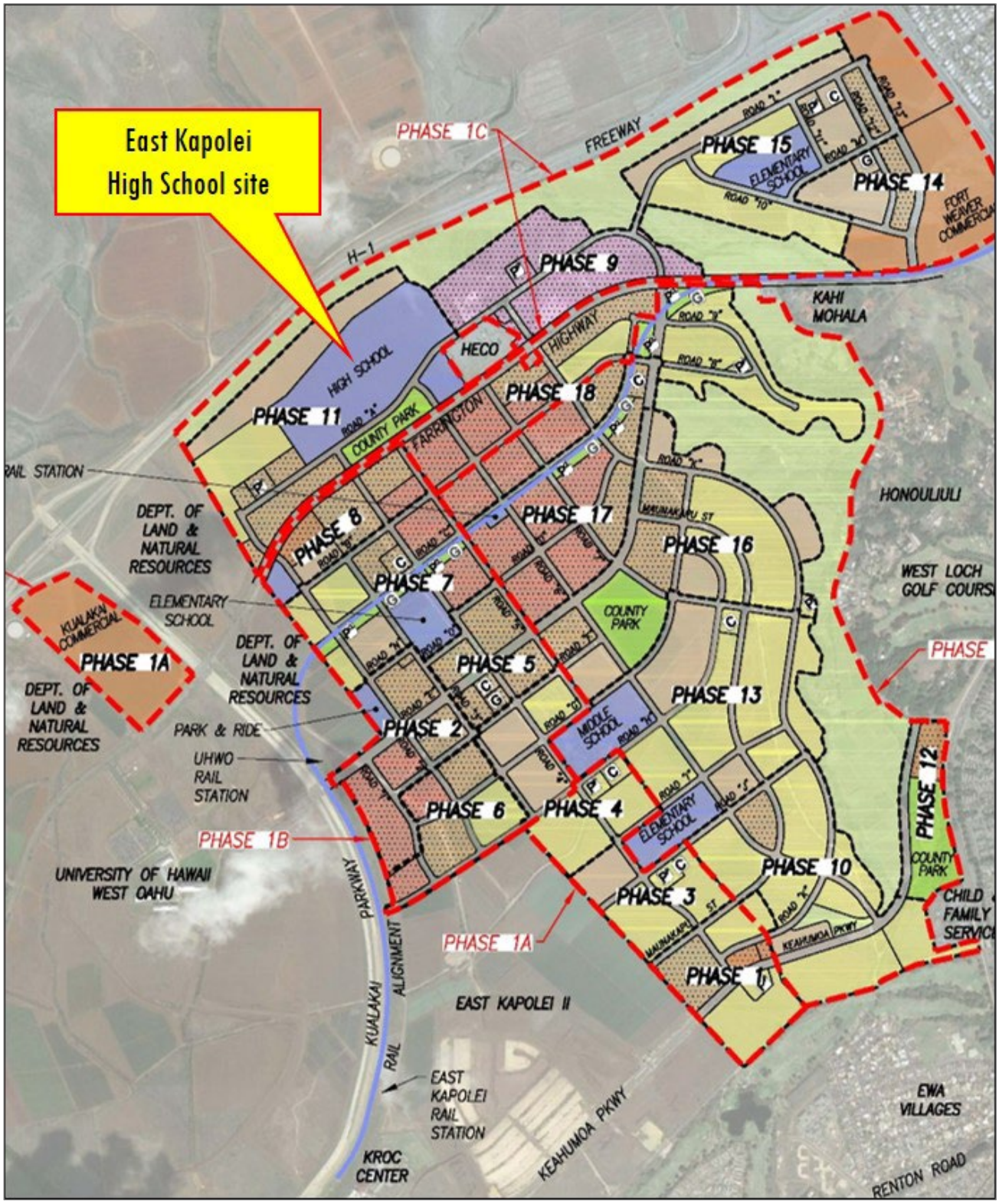
# AGENCY TOD
## Project Fact Sheet

O-07

| | | |
|---|---|---|
| 1 | Agency | Department of Education |
| 2 | Transit Station/Bus Stop | Honouliuli (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; subdivision approval received Sept 2019 for school site |
| 9 | Lessee/s | |
| 10 | Current Uses | Vacant, cultivated land |
| 11 | Encumbrances (if any) | |
| 12 | Project Description | High school for 3,200 students to serve East Kapolei and Hoopili communities, looking at vertical school options. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | School opening dependent upon City and County of Honolulu's Farrington Highway widening project. |
| 14 | Development Schedule | Planning / Design: FY19/FY21 / Construction: FY/21-24 |
| 15 | Project Status | Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person (Name, Email Address) | Roy Ikeda, roy.ikeda@k12.hi.us |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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/TRD
## Project Fact Sheet

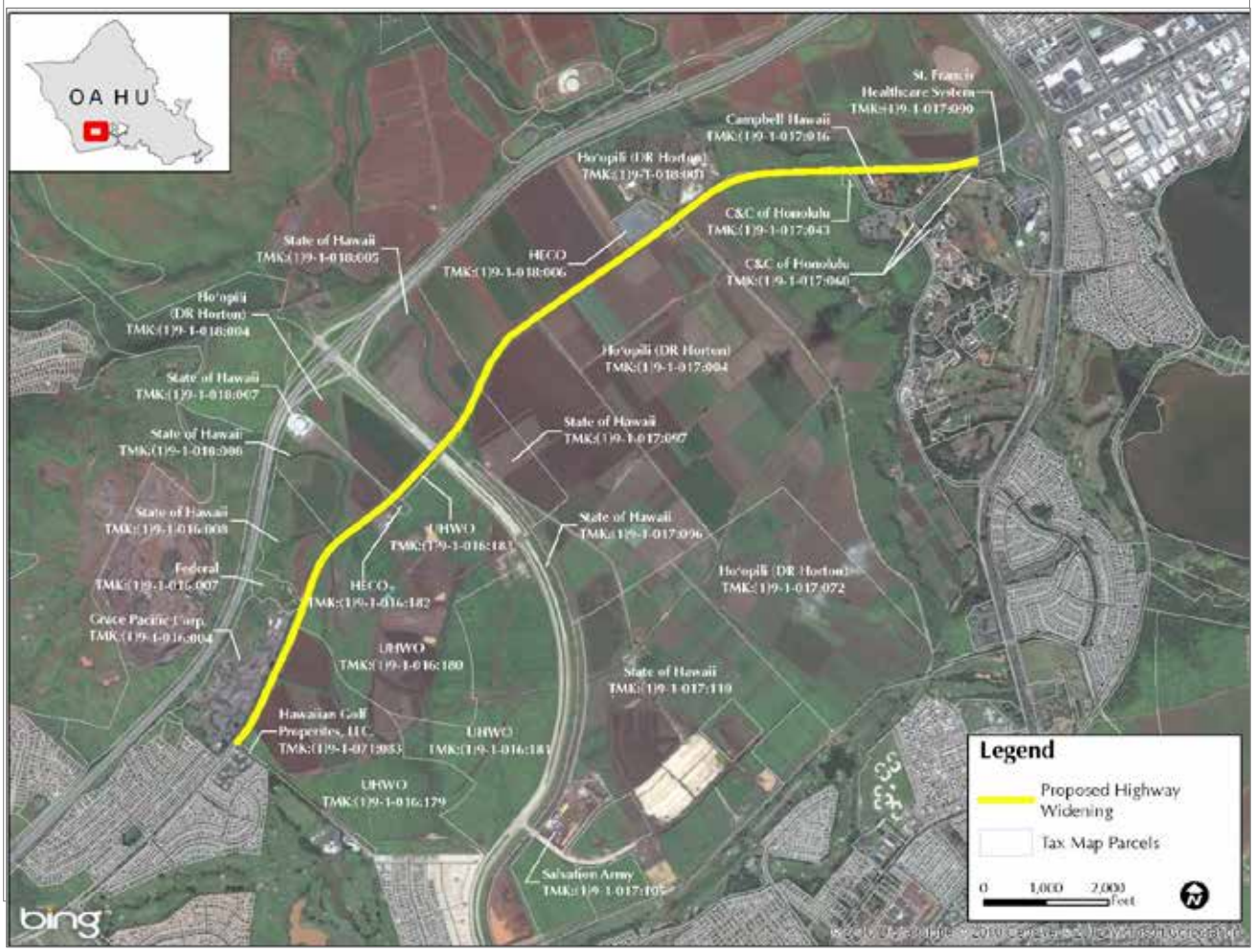
O-38

15-Dec-2021

| | | |
|---|---|---|
| 1 | Agency | State Department of Transportation |
| 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. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | Design. DOT plans for three-lane configuration with one a shared turn lane; this provides room for bike lane & pedestrian walkways. Project to go out to bid June 2023. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design/Acquisition / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design/Acquisition / Construction<br>State / State |
| 19 | Contact Person (Name, Email Address) | Ed Sniffen, edwin.h.sniffen@hawaii.gov |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

## FARRINGTON HIGHWAY WIDENING

Farrington Highway is being widened from Fort Weaver Road to Kualaka'i Parkway to accommodate East Kapolei development and traffic demands. Plans are to construct a three-lane highway with one lane in each direction and a shared turn lane throughout the route. A three-lane configuration will allow for additional room to install bike lanes and pedestrian walkways. Most of the congestion is at the intersections, and the intent is to keep high-capacity traffic on the freeway mauka of Farrington Highway. The new roadway is planned to interface with three primary rail stations, Ho'opili/Honouliuli, and University of Hawai'i West O'ahu/Keone 'ae, and East Kapolei/Kualaka'i. The Farrington Highway/Kualakai Parkway intersection will be at-grade, with traffic signal priority given to traffic on Kualakai Parkway (a State roadway).



# AGENCY TOD
## Project Fact Sheet

O-40

| | | |
|---|---|---|
| 1 | Agency | Hawai‘i Community Development Authority |
| 2 | Transit Station/Bus Stop | Kualaka‘i/East Kapolei; Keone‘ae/UH West O‘ahu; Honouliuli/Ho‘opili stations |
| 3 | Project Name | **East Kapolei Neighborhood TOD Parking Infrastructure Plan** |
| 4 | Street Address | N/A, encompasses entire East Kapolei Neighborhood TOD Plan area |
| 5 | Tax Map Key/s | Various |
| 6 | Land Area (acres) | Approximately 1,500 acres |
| 7 | Zoning | Various, including Agriculture, Residential, Apartment, Apartment Mixed-Use, Neighborhood Business, Community Business and Community Business Mixed-Use |
| 8 | Fee Owner | Various; UH/UH West O‘ahu, DLNR, D.R. Horton, DOT, C&C of Honolulu |
| 9 | Lessee/s | Various |
| 10 | Current Uses | Various; including Commercial/Office, Active Retail, Park-and-Ride/Parking, Open Space/Drainage, Mixed-Use Light Industrial and Commercial, and multi-family residential. |
| 11 | Encumbrances (if any) | Various; HART guideway structure and stations, DOT and C&C of Honolulu rights-of-way |
| 12 | Summary Project Description | Development of a TOD parking infrastructure plan for the East Kapolei Neighborhood TOD Plan area. HCDA proposes to conduct a parking infrastructure study to assist State, City, and private stakeholders in developing a plan to meet parking needs for the East Kapolei TOD Plan area. The study will incorporate existing and planned parking resources for the best and most efficient utilization of such resources. The plan is intended to enhance the commercial value and community benefits within the East Kapolei TOD zone, as well as other TOD zones along the planned rail line as these stations are located at the west terminus of the rail line. |
| 13 | Site Constraints | To be determined as part of the study |
| 14 | Development Schedule | Planning: 2023–2024; Design: N/A; Construction: N/A |
| 15 | Project Status | Pending project approval and funding |
| 16 | Consultant/ Contractor/Developer | Pending project approval and funding |
| 17 | Project Cost Estimate/s | Planning: $ TBD; Design: N/A; Construction: N/A |
| 18 | Funding Source/s | Planning: CIP; Design: N/A; Construction: N/A |
| 19 | Contact Person (Name, Email Address) | Mark Hakoda, mark.h.hakoda@hawaii.gov |
| 20 | Attachments | |

## EAST KAPOLEI TOD PARKING INFRASTRUCTURE PLAN

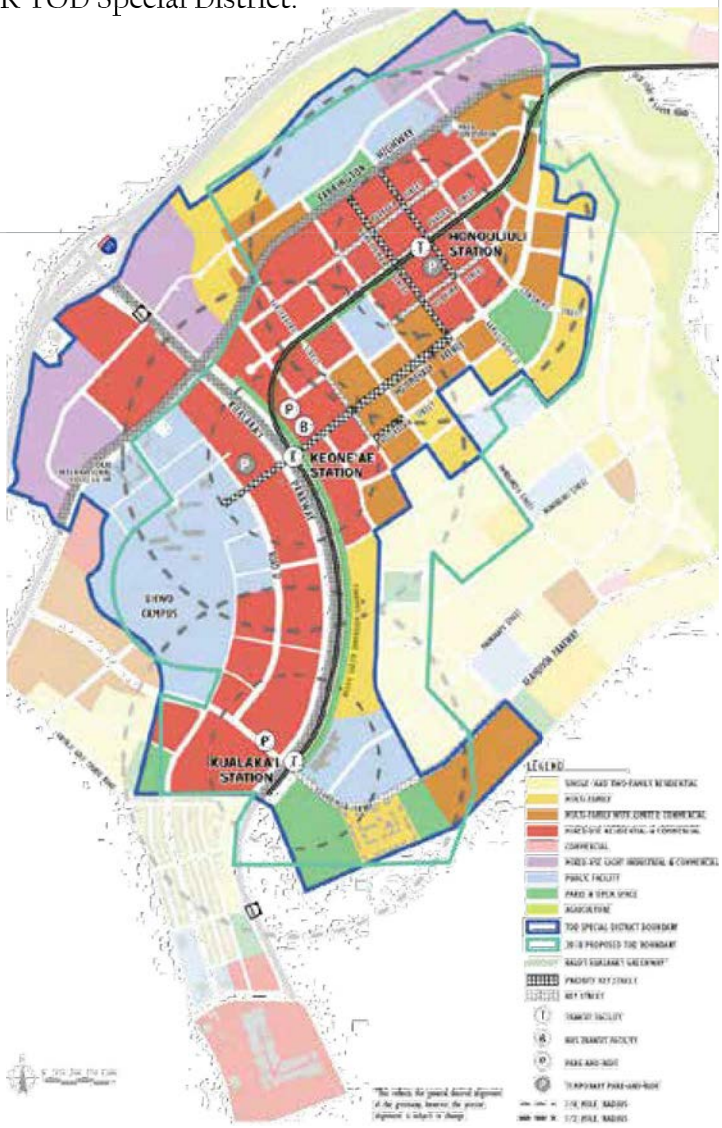
HCDA has identified parking resources as a critical infrastructure for maximizing the potential of transit-oriented development in the East Kapolei (EK) TOD Special District. There is a demand for high-capacity, high-efficiency parking resources in the TOD Special District. The pressure on parking infrastructure will increase as development around the three stations increase. It is necessary to view parking as a vital infrastructure resource that can be leveraged to ensure that the unique demands of the neighborhood and region are met.

A parking infrastructure plan would benefit State, City, and private stakeholders in developing long-term development plans and enhancing access to economic, mixed-use, and recreational opportunities.

Project objectives include:

1. Develop a parking infrastructure plan for the EK TOD Special District (within blue boundary below) to integrate parking resources with the planned multi-modal transit system;
2. Assist stakeholders as a planning resource to develop parking infrastructure in the EK Neighborhood TOD Plan area; and
3. Study various types of parking resources as an integral component of the necessary regional infrastructure to promote TOD in the EK TOD Special District.

**Examples of parking resources**



# AGENCY TOD
## Project Fact Sheet

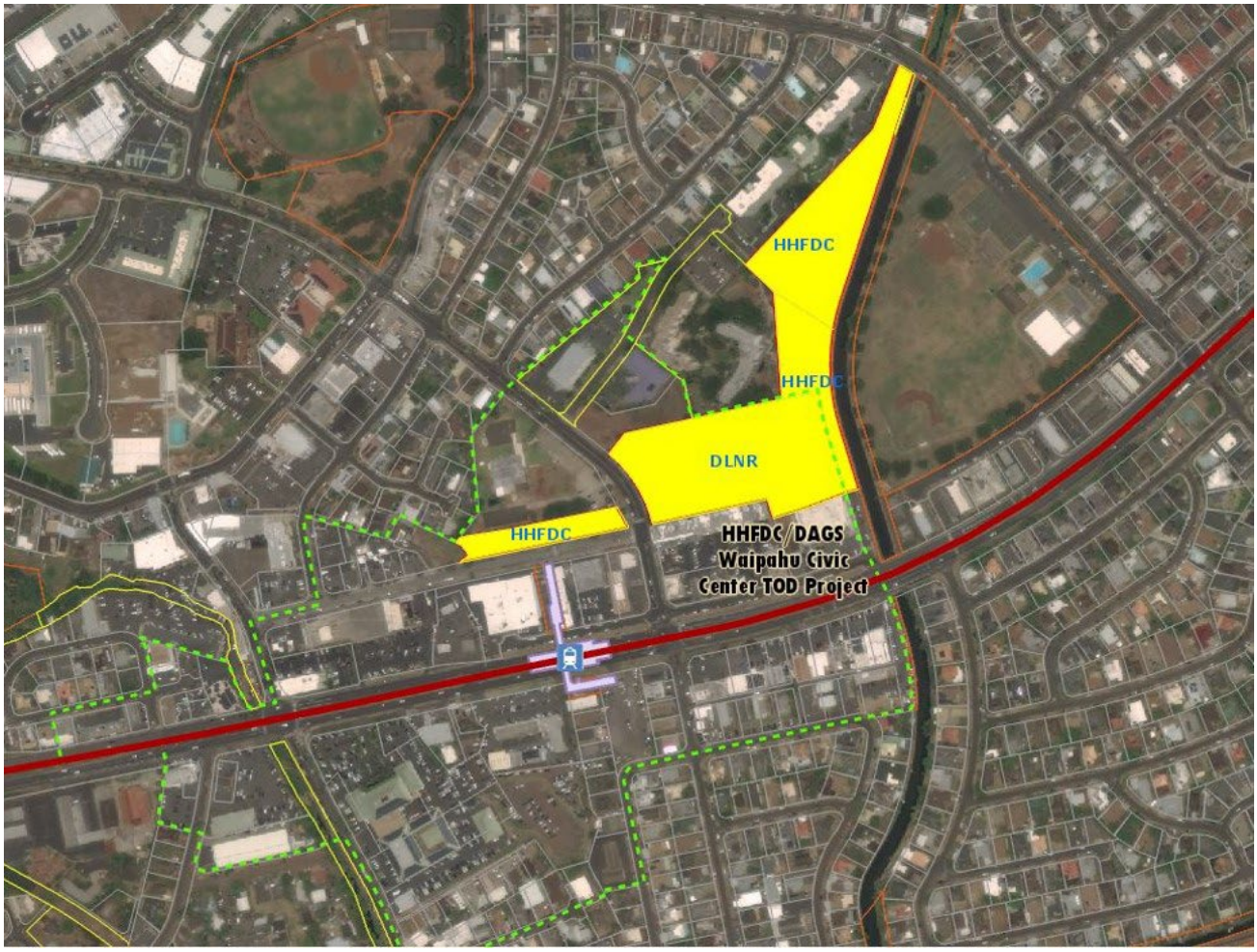
O-09

| | | |
|---|---|---|
| 1 | Agency | Hawaii Housing Finance and Development Corporation/<br>Department of Accounting and General Services<br>Department of Education |
| 2 | Transit Station/Bus Stop | Pouhala (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<br>(1) 9-4-017: 064 (1) 9-4-017: 052<br>(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<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning Design Construction |
| 15 | Project Status | TOD Proof of Concept study completed by UH Community Design Center (UHCDC) in 2019 (CIP $250,000 to UHCDC); funding needed for further planning. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s<br>$ | Planning Design Construction |
| 18 | Funding Source/s | Planning Design Construction |
| 19 | Contact Person<br>(Name, Email Address) | Dean Minakami, dean.minakami@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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 the UH Community Design Center to undertake a Proof of Concept study for planning and design support for State TOD projects. The funds were used to study TOD opportunities for the State parcels in this area. The project produced proof of concept plans and conceptual designs for State lands in proximity to the rail station. The project resulted in 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 are available to State agencies and City partners to aid in development or redevelopment of these State properties.



# AGENCY TOD
## Project Fact Sheet

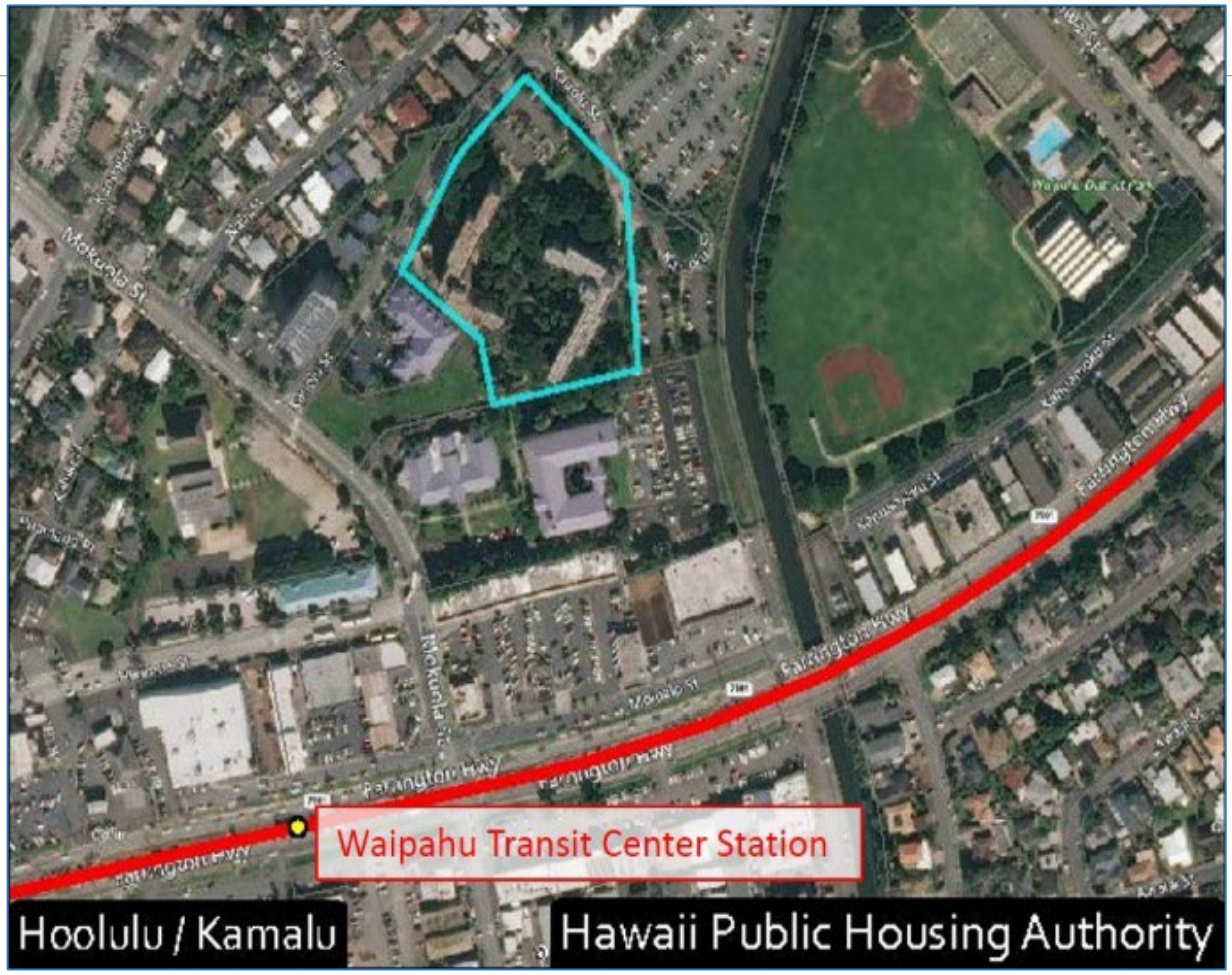
O-10

| | | |
|---|---|---|
| 1 | Agency | **Hawaii Public Housing Authority** |
| 2 | Transit Station/Bus Stop | Pouhala (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: State 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. Possible redevelopment with HHFDC, DOE, DAGS and LIBRARIES. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: FY2021; Design: 2023; Construction: FY2025 |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: $; Design: ; Construction: |
| 18 | Funding Source/s | 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: | |

## 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 | Halaulani (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 | BMX-3 Community Business Mixed Use; and AMX-2 Medium-density Apartment Mixed Use |
| 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 | Planning: 18 months after NTP; Design: N/A; Construction: N/A |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | N/A |
| 17 | Project Cost Estimate/s | Planning: $ 200,000.00 (est.); Design: N/A; Construction: N/A |
| 18 | Funding Source/s | Planning: N/A; Design: N/A; Construction: N/A |
| 19 | Contact Person (Name, Email Address) | Kelli Brandvold, Vice Chancellor of Administrative Services, kellib@hawaii.edu<br>Michael Shibata, Director of Strategic Development and Partnership, shibatam@hawaii.edu |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Halaulani/Leeward CC Rail Station;<br>Leeward CC Long Range Development Plan (Ultimate Plan) |

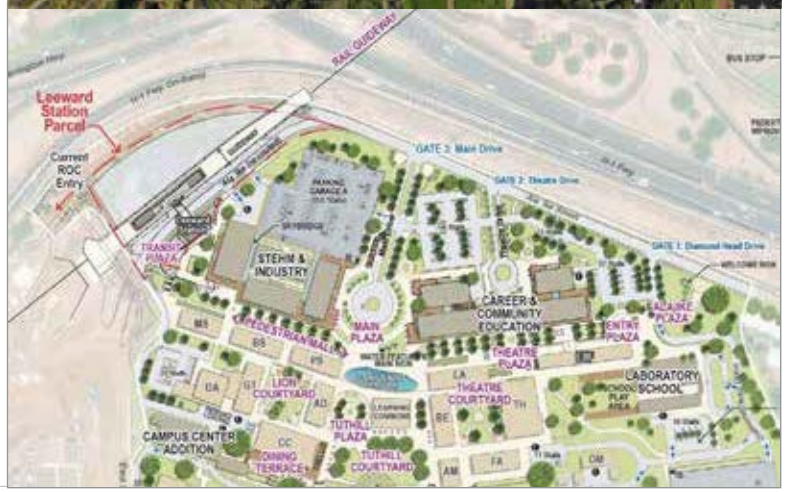
## UH LEEWARD COMMUNITY COLLEGE TOD MASTER PLAN

Leeward Community College (CC) is 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 Halaulani/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 Halaulani/Leeward CC Station has been 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 Leeward CC'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, Culinary program's dining room). Leeward CC will be evaluating the potential for the development of potential student and faculty housing at the campus, and is in the process of updating its Long Range Development Plan.

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., theatregoers, 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 Leeward CC
- 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.



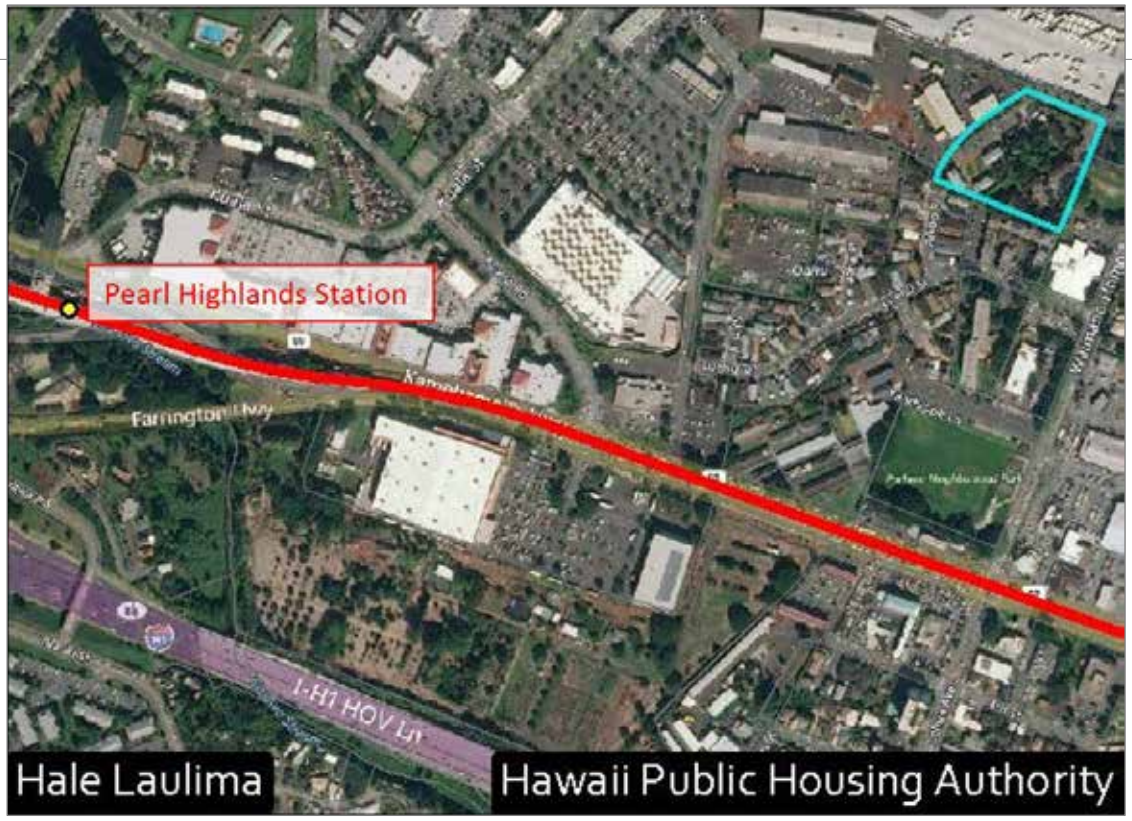
# AGENCY TOD
## Project Fact Sheet

O-12

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Waiawa (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 up to 1,000 units. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: 2027; Design: 2029; Construction: CY 2031 |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction: $ TBD |
| 18 | Funding Source/s | 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/HCDA |
| 2 | Transit Station/Bus Stop | Halawa (Aloha Stadium) |
| 3 | Project Name | **New Aloha Stadium Entertainment District**<br>(Stadium & Site Redevelopment) |
| 4 | Street Address | 99-500 Salt Lake Boulevard, Honolulu, HI 96818 |
| 5 | Tax Map Key/s | (1) 9-9-003: 055<br>(1) 9-9-003: 061<br>(1) 9-9-003: 070; (1) 9-9-003: 071 |
| 6 | Land Area (acres) | 98 acres (approx.) |
| 7 | Zoning | R5 (Current); proposed BMX pursuant to CCH draft Halawa TOD Plan |
| 8 | Fee Owner | State Department of Land and Natural Resources; pending transfer to Stadium Authority pursuant to Act 286, SLH 2019 |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Public recreational facility, including stadium facility and open area events. Real estate project to include residential, commercial, office, retail, parking, and civic and open space. |
| 11 | Encumbrances (if any) | None, with exception of sliver of ceded land in Aiea section in NE corner of property |
| 12 | Project Description | New 30-35K seat stadium with Ancillary Development which may include Office, Commercial, Residential, and Hotel Development. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Potential sewer and water capacity. |
| 14 | Development Schedule | Planning: 2018-2022<br>Design: TBD<br>Construction: Stad 2024-2026; Anc Dev 2024+ |
| 15 | Project Status | Planning – MP completed. EIS completed 2022; RFQ/RFP for P3 developers to be issued. |
| 16 | Consultant/ Contractor/Developer | Legal: O'Melvaney & Myers<br>Planning: Crawford Architects/WT partnership team |
| 17 | Project Cost Estimate/s | Planning: $ 10.2MM Anc Dev-Self funded<br>Design: 60MM (STD) Anc Dev-Self funded<br>Construction: 290MM (STD)[AD-self fund] Anc Dev-Self funded |
| 18 | Funding Source/s | Planning: P3 & State (Std) Anc Dev-N/A<br>Design: P3 & State (Std) Anc Dev-N/A<br>Construction: P3 & State (Std) Anc Dev-N/A |
| 19 | Contact Person<br>(Name, Email Address) | Ryan Andrews, ryan.g.andrews@hawaii.gov<br>Chris Kinimaka, chris.kinimaka@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Planning for a New Stadium & Site Redevelopment, dated 19 Feb 2019<br>Aloha Stadium Conceptual Redevelopment Plan, Dated 23 February 2017<br>New Aloha Stadium Entertainment District (NASED) – A Social-Infrastructure Public-Private Partnership Initiative (hawaii.gov) |

## ALOHA STADIUM PROPERTY REDEVELOPMENT

With the lifting of the federal, State, and City deed restrictions, the Stadium Authority (SA) is proceeding with the construction of a new stadium, along with ancillary development on the site. The FY 2018 Budget appropriated $10M to produce a Master Plan and EIS for the site. A team led by Crawford Architects was selected to prepare a conceptual master plan and EIS, which is being used in the RFQ/RFP process to solicit proposals for development through public-private partnerships (P3).

The project was rebranded as the New Aloha Stadium Entertainment District (NASED). Three conceptual master plan options with the following elements were formulated for the EIS and RFP process:

- A new 35,000 seat stadium
- Ancillary development to be completed in phases
- Options provide a range of ancillary development consisting of:
  - Office space: 900-1250K SF
  - Retail: 500-800K SF
  - Hotel: 500-650 rooms
  - Residential: 750-1250 multifamily units
  - Parking: 7500-10K spaces
  - Civic Amenities: 150-250K SF
- The State plans to contribute $350MM in funding toward stadium costs.

A shortlist of developer teams has been selected for the RFP for the Stadium Project and a shortlist of developer teams has been selected for the RFP for the development of the Real Estate Project on the non-stadium lands. Selection of the P3 partners is anticipated in 2022.

The City has adopted the Halawa Area TOD. The plan documents are available for review at https://www.honolulu.gov/tod/neighborhoods/halawa.html. The Stadium property is a major part of this area. Action on subsequent TOD zoning is pending.

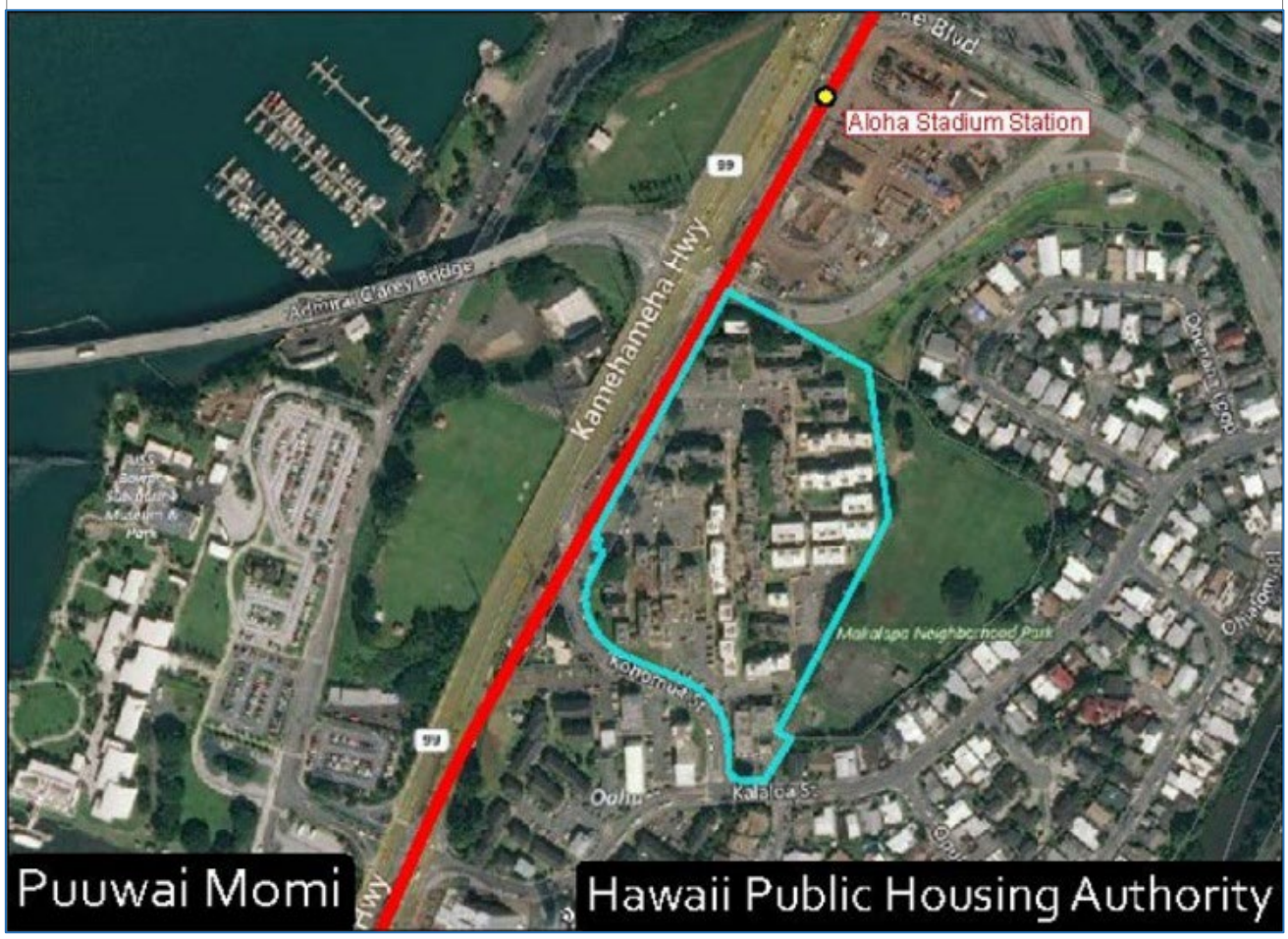
# AGENCY TOD
## Project Fact Sheet

O-14

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Halawa |
| 3 | Project Name | **Puuwai Momi** |
| 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. Possible redevelopment with the Stadium Authority, DAGS and HCDA. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | Pre-Planning. $200K for conceptual master planning earmarked from 2017 NASED funding; initial conceptual plan alternatives for housing redevelopment explored; possible concurrent redevelopment with future phases of NASED. Awarded FY22 TOD CIP Planning grant for master planning & environmental review; procurement of consulting services in early 2022. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person (Name, Email Address) | Benjamin Park, benjamin.h.park@hawaii.gov;<br>Kevin Auger, kevin.d.auger@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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 up to 1,500 units.



# AGENCY TOD
## Project Fact Sheet

O-15

| | | |
|---|---|---|
| 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 *Note: DHHL lands are not subject to county zoning*. |
| 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 a sublease 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 | Planning: 2019; Design: N/A; Construction: FY 2023 - 2028 |
| 15 | Project Status | Conceptual planning completed; awaiting issuance of final feasibility report by September 2019 to plan redevelopment options |
| 16 | Consultant/ Contractor/Developer | PBR Hawaii & Associates, Inc. (Conceptual Planning Consultant) |
| 17 | Project Cost Estimate/s | Planning: $ 287,325.00*; Design: N/A; Construction: N/A |
| 18 | Funding Source/s | Planning: N/A; Design: N/A; Construction: N/A |
| 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: | Maps and preliminary renderings<br>*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 included limited engineering studies to refine the preliminary plans and address existing and future issues such as flooding and drainage, sea level rise, soil suitability for high density, vertical development, height restrictions and other airport-related constraints, access conditions for vehicles, pedestrians, and bicycles, and infrastructure capacity gaps. There will be the need to coordinate with the County on raising the roads to address the sea level rise and flooding issues.

Preliminary plans called 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. However, based on drafts of the final feasibility study, high density, vertical development may not be cost-effective.

DHHL intends to be positioned to begin soliciting potential developers within the next few years, and award master development leases so that phased redevelopment, likely on a more modest scale, 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: 002 (OCCC)<br>(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 | Redevelopment of the property requires relocation of OCCC to new Halawa facility & relocation of Department of Agriculture animal quarantine facility from its current Halawa site. RFI for developer for new facility in Halawa issued in 2021; preparing RFQ for issuance in 2023. Laumaka to remain at current site. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: 2016-2022<br>Design: TBD<br>Construction: TBD |
| 15 | Project Status | Planning |
| 16 | Consultant/ Contractor/Developer | DAGS/AHL |
| 17 | Project Cost Estimate/s | Planning: $9.98M<br>Design: TBD<br>Construction: TBD |
| 18 | Funding Source/s | Planning: CIP<br>Design: TBD<br>Construction: TBD |
| 19 | Contact Person<br>(Name, Email Address) | Wayne Takara, wayne.j.takara@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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, custody and rehabilitation 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 led by AHL 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 the existing 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 LWFC will remain at its current location, however, the proposed replacement project will 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 and Laumaka Work Furlough Center sites**

# AGENCY TOD
## Project Fact Sheet

O-17

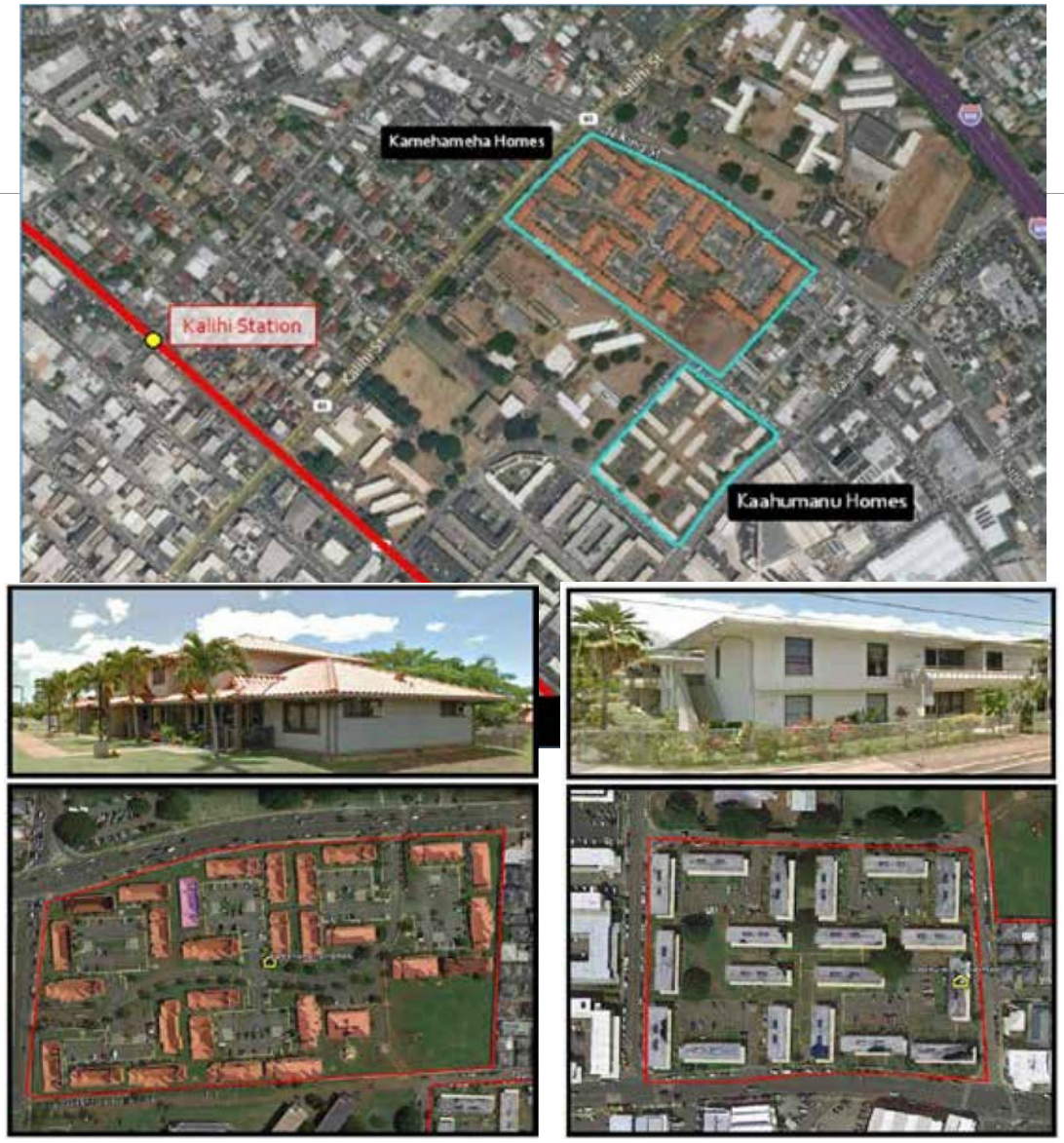
| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Kalihi |
| 3 | Project Name | **Kamehameha & Ka'ahumanu Homes Redevelopment** |
| 4 | Street Address | 1541 Haka Drive, Honolulu, HI 96817<br>7650 McNeill Street, Honolulu, HI 96817 |
| 5 | Tax Map Key/s | (1) 1-5-001: 001 (Kamehameha Homes)<br>(1) 1-5-024: 001 (Ka'ahumanu Homes) |
| 6 | Land Area (acres) | 23.4 acres (total); 16 acres (Kamehameha), 7.4 acres (Ka'ahumanu) |
| 7 | Zoning | A-1 |
| 8 | Fee Owner | Hawaii Public Housing Authority |
| 9 | Lessee/s | |
| 10 | Current Uses | Federal low-income public housing: 373 total units. Kamehameha: 221 one- to three-bedroom units in 28 two-story townhome buildings, one community building; occupied 1996. Kaahumanu: 152 two- and three-bedroom units in 19 two-story townhome buildings, occupied 1958. |
| 11 | Encumbrances (if any) | U.S Department of Housing and Urban Development Declaration of Restrictive Covenants |
| 12 | Project Description | As one of HPHA's properties along the City's Honolulu Rail line, HPHA plans to redevelop the two properties into a mixed-use, mixed-income TOD neighborhood. The proposed redevelopment could increase total unit count to 2,500 units. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Sewer/water available; area-wide electrical capacity planning underway with HECO; contamination and toxic substances unknows. |
| 14 | Development Schedule | Planning: 2023-2024<br>Design: 2025<br>Construction: TBD subject to funding |
| 15 | Project Status | Procurement of consulting services, planning to begin 2023 |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning: $ 350,000<br>Design: TBD<br>Construction: TBD |
| 18 | Funding Source/s | Planning: TOD CIP Grant<br>Design:<br>Construction: |
| 19 | Contact Person<br>(Name, Email Address) | Kevin Auger, Redevelopment Officer, kevin.d.auger@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

## KAMEHAMA & KA'AHUMANU HOMES REDEVELOPMENT

HPHA is exploring a mixed-use, mixed-income redevelopment of its Kamehameha Homes and Ka'ahumanu Homes properties located in the Kalihi community on O'ahu. The Project consists of two adjacent/contiguous federally-assisted low-income public housing developments, which combined, total 373 housing units occupying a total land area of 23.4 acres.

According to the Kalihi Neighborhood Transit-Oriented Development Plan adopted March 2017 ("TOD Plan"), Kalihi is one of the most diverse communities in Honolulu. It hosts a range of small commercial and industrial businesses and serves as a home to long-time residents and new immigrants. With the introduction of rail transit, Kalihi has the opportunity to emerge as a vital mixed-use district, with a new neighborhood in Kapalama, more diverse housing and employment opportunities, reinvigorated educational centers, new open spaces, a promenade along Kapalama Canal, and a multi-modal circulation network connecting residents and workers to key destinations, homes, and jobs.

The Project will leverage this 23.4 acre State-owned property to preserve and create more affordable housing units to help alleviate the City and the State's severe housing shortage, and to redevelop the Project area into a vibrant community that is well integrated into the urban fabric as envisioned in the City's TOD Plan, including compact, walkable blocks with a mix of housing types and community-oriented retail, amenities, and open spaces.



# AGENCY TOD
## Project Fact Sheet

O-41

| | | |
|---|---|---|
| 1 | Agency | Hawai‘i Public Housing Authority |
| 2 | Transit Station/Bus Stop | Kahauiki (Kalihi Transit Center/Middle Street) |
| 3 | Project Name | **Kūhiō Park Terrace Low-Rises and Kūhiō Homes** |
| 4 | Street Address | 1475 Linapuni Street, Honolulu, HI 96819 |
| 5 | Tax Map Key/s | TMK (1) 1-3-039: 008<br>TMK (1) 1-3-039: 006<br>TMK (1) 1-3-039: 003 |
| 6 | Land Area (acres) | 9.78 acres (overall site is 31.1 acres) |
| 7 | Zoning | A-2 (Current). 201H-38 approval granted certain exemptions under LUO |
| 8 | Fee Owner | Hawai‘i Public Housing Authority (HPHA) |
| 9 | Lessee/s | TBD upon financial closing |
| 10 | Current Uses | Public housing, community center, elementary school |
| 11 | Encumbrances (if any) | U.S Department of Housing and Urban Development Declaration of Restrictive Covenants |
| 12 | Summary Project Description | Redevelopment with the objective of one-for-one replacement of the existing 174 public housing units and introducing approximately 476 additional units of affordable housing to the site. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Sewer & water availability; soil contamination & toxic substances present. |
| 14 | Development Schedule | Planning / Design / Construction<br>Groundbreaking Q1 2024 or sooner subject to permitting |
| 15 | Project Status | Planning |
| 16 | Consultant/ Contractor/Developer | Developer: The Michaels Organization & Hawai‘i Public Housing Authority<br>Consultants: Lowney Architects, PBR Hawai‘i, Gray Hong Nojima Engineering, DTL Community Outreach. |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ TBD / TBD / TBD |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person<br>(Name, Email Address) | Kevin Auger, Redevelopment Officer, kevin.d.auger@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports<br>link to webpage:<br>link to webpage: | |

## KŪHIŌ PARK TERRACE LOW-RISES AND KŪHIŌ HOMES

In 2011, the HPHA entered into a public-private partnership with The Michaels Organization (TMO) with the objective of undertaking a comprehensive revitalization of the Kūhiō Park neighborhood, a 22-acre community with a high concentration of public housing located in the Kalihi area of O`ahu, just west of downtown Honolulu. The revitalization of the Kūhiō Park neighborhood has been staged in two main phases. The first phase undertook the revitalization of Kūhiō Park Terrace, which has been completed. The second phase will undertake the redevelopment of Kūhiō Park Terrace Low-Rises and Kūhiō Homes. The proposed redevelopment plan builds off the Final Kūhiō Park Neighborhood Transformation Plan ("Transformation Plan") that was funded by a $300,000 Choice Neighborhoods Initiative (CNI) grant provided by the U.S. Department of Housing and Urban Development (HUD) and completed in October 2014.

The Kūhiō Park Terrace Low-Rises and Kūhiō Homes, constructed in 1965 and1 953, respectively, are located adjacent to one another, along Linapuni and Ahonui Streets and contain a total of one hundred seventy-four (174) units of federally subsidized low-income public housing. In 2020, HPHA and Michaels entered a Restated and Amended Master Development Agreement and are now moving forward with Phase II. The project's 201H-38 application was approved by the City and County of Honolulu City Council on November 2, 2022, as Resolution 22-240, CD1. NEPA Environmental Review and Historical Preservation reviews are underway. Phase II of the redevelopment effort will be undertaken in three separate construction phases. A building permit for the first phase of construction of 266 units was submitted on November 7, 2022.

# AGENCY TOD
## Project Fact Sheet

O-19

| | | |
|---|---|---|
| 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<br>(1) 1-5-020: 014<br>(1) 1-5-033: 009 |
| 6 | Land Area (acres) | 5 acres |
| 7 | Zoning | IMX-1 *Note: DHHL lands are not subject to county zoning.* |
| 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<br>(infrastructure, arch/hist sites, etc.) | Drainage, soil/foundation capacity to support redevelopment; flooding and sea-level rise; infrastructure; and the possible bifurcation or reduction of land available for redevelopment due to a proposed roadway connection. |
| 14 | Development Schedule | Planning: 2019<br>Design: N/A<br>Construction: FY 2034 - 2048 |
| 15 | Project Status | Conceptual planning report presented to the Hawaiian Homes Commission in August 2020 |
| 16 | Consultant/ Contractor/Developer | PBR Hawaii & Associates, Inc. |
| 17 | Project Cost Estimate/s | Planning: $ 287,325.00*<br>Design: N/A<br>Construction: N/A |
| 18 | Funding Source/s | Planning: DHHL Funds<br>Design: N/A<br>Construction: N/A |
| 19 | Contact Person<br>(Name, Email Address) | Darrell Ing, darrell.h.ing@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports | Maps and preliminary renderings.<br>*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 included 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. The conceptual planning report was presented to the Hawaiian Homes Commission in August 2020.

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 18,170 square feet of ground floor retail space and approximately 500 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, including the number of parking stalls eventually provided. 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

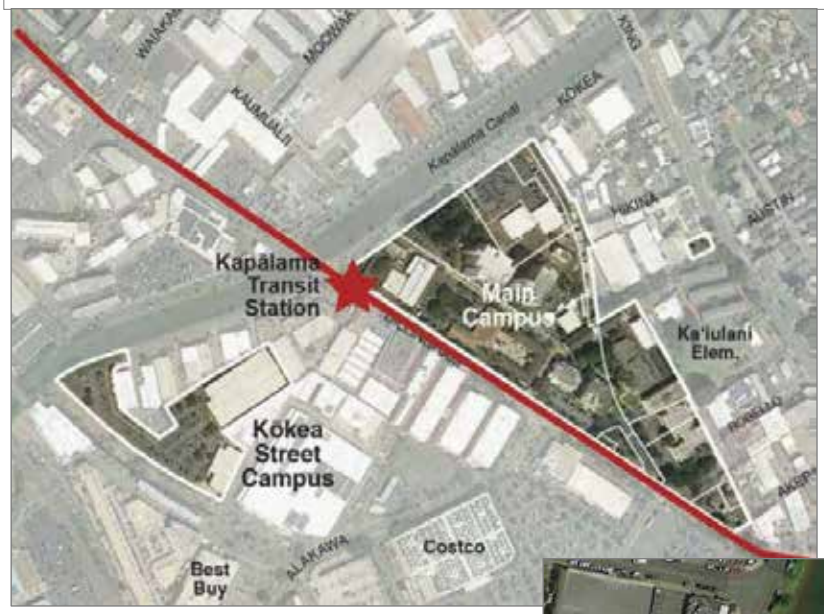
O-20

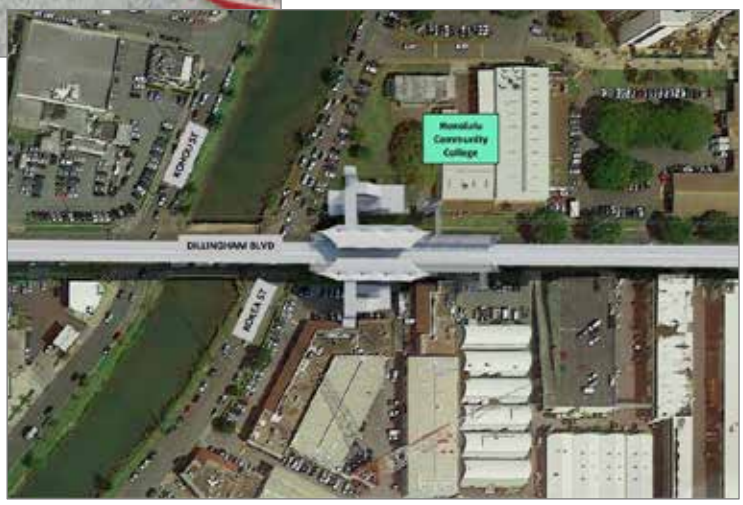
| | | |
|---|---|---|
| 1 | Agency | University of Hawaii, Honolulu Community College |
| 2 | Transit Station/Bus Stop | Kapalama |
| 3 | Project Name | **UH Honolulu Community College TOD Plan** |
| 4 | Street Address | 874 Dillingham Boulevard |
| 5 | Tax Map Key/s | (1) 1-5-017: 006 (portion) *(HART transit stop is at corner of Kokea and Dillingham)* |
| 6 | Land Area (acres) | 23 acres |
| 7 | Zoning | IMX-1 |
| 8 | Fee Owner | University of Hawaii |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Honolulu Community College (CC) 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 | Honolulu CC has no TOD planned at this time. Honolulu CC study of TOD options as it relates to Honolulu CC core educational mission and Long Range Development Plan completed. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | • Use for higher educational mandates<br>• Proposed Rail improvements will impact HCC campus<br>• Inadequate sewer capacity to expand current campus |
| 14 | Development Schedule | Planning: 2018; Design: N/A; Construction: –N/A |
| 15 | Project Status | Pre-Planning. TOD master plan study completed in 2019 (HHF Planners). |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: $ 100,000; Design: N/A; Construction: N/A |
| 18 | Funding Source/s | Planning: Act 124, SLH 2016 BED 144 CIP-P; Design: N/A; Construction: N/A |
| 19 | Contact Person (Name, Email Address) | Derek Inafuku, Vice Chancellor of Administrative Services, dinakfuku@hawaii.edu;<br>Michael Shibata, Director for Strategic Development and Partnership, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Kapalama/Honolulu CC Rail Station; see HART website (Kapalama Station #15) |

## UH HONOLULU COMMUNITY COLLEGE TOD PLAN

The Honolulu Community College (CC) 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 Honolulu CC's Main Campus at the intersection of Dillingham Boulevard and Kokea Street. The location of the station on the Honolulu CC 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 Honolulu CC 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 Honolulu CC's maintenance and operational costs further improving the sustainability of this campus. Honolulu CC will be examining the potential for the development of potential student and faculty housing at the campus.

In 2017, Honolulu CC received $100,000 in CIP funds for a TOD planning study to identify options for capitalizing on the TOD potential for the station area. A report on TOD options was completed in 2019. The Honolulu CC is in the process of updating its Long Range Development Plan, and coordinating with the Honolulu Authority for Rapid Transportation on the final location of the Kapalama Rail Station and alignment of the guideway.



# AGENCY TOD
## Project Fact Sheet

O-21

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Kapalama |
| 3 | Project Name | **School Street Redevelopment (HPHA Administrative Offices)** |
| 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 | Planning: FY 2017; Design: 2020; Construction: CY 2021 |
| 15 | Project Status | Plan/Design. State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC. Master developer working on permitting & financial close; financial close expected in Jul 2022; ground breaking for Phase 1 in 2022 subject to bond cap availability. |
| 16 | Consultant/ Contractor/Developer | Retirement Housing Foundation |
| 17 | Project Cost Estimate/s | Planning: $ $2,500,000; Design: ; Construction: $45,000,000 |
| 18 | Funding Source/s | Planning: State CIP, LIHTC; Design: ; Construction: |
| 19 | Contact Person (Name, Email Address) | Benjamin Park, benjamin.h.park@hawaii.gov; Kevin Auger, kevin.d.auger@hawaii.gov |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: | |

## SCHOOL STREET REDEVELOPMENT

Hawaii Public Housing Authority (HPHA) has executed a Master Development Agreement with Retirement Housing Foundation to redevelop the property into a mixed-use community to increase the amount of affordable housing provided in this urban-infill, bus transit-available neighborhood. To provide new age restricted residential housing for seniors, HPHA's existing obsolete 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;. 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). The Final EIS for the project was accepted in August 2018. Design development and entitlements are currently underway.

# AGENCY TOD/TRD
## Project Fact Sheet

O-39

| | | |
|---|---|---|
| 1 | Agency | Hawaii Housing Finance and Development Corporation |
| 2 | Transit Station/Bus Stop | Iwilei Transit Station |
| 3 | Project Name | **Iwilei Infrastructure Master Plan and EA/EIS** |
| 4 | Street Address | Various |
| 5 | Tax Map Key/s | 1-5-007:001 Liliha Civic Center (DAGS/HHFDC) 3.8 ac<br>1-7-027:001 Aala Park (portion, EO to City) 3.6 ac.<br>1-7-026:006 Kalanihuia Apartments (HPHA) 1.9 ac.<br>1-7-026:053 Kukui Gardens (EAH Housing/HHFDC) 9.4 ac<br>1-7-029:003 Mayor Wright Homes (HPHA) 14.8<br>Other Various TMKs |
| 6 | Land Area (acres) | Approximately 555 acres. |
| 7 | Zoning | BMX-3, A-2, P-2 |
| 8 | Fee Owner | State of Hawaii |
| 9 | Lessee/s | EAH Housing (parcel 1-7-026: 053 only) |
| 10 | Current Uses | Residential, Civic, and Park |
| 11 | Encumbrances (if any) | TBD |
| 12 | Summary Project Description | Preparation of development of an Infrastructure Improvement Master Plan and related engineering studies for the Iwilei Area a Development Program, Master Plan for the Liliha Civic Center site (TMK: 1-5-007:001), and an EIS in compliance with Chapter 343 HRS for both the Liliha Civic Center Master Plan and the Infrastructure Improvements Master Plan for the Iwilei Area. The programs/plans, together with projections of anticipated projects, will be used as a basis to determine required infrastructure improvements in the vicinity of the Iwilei transit station. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Existing uses, historic building on parcel 1-5-007:001, infrastructure capacity, possible easements and other encumbrances. |
| 14 | Development Schedule | Planning: 2020-2024<br>Design: TBD<br>Construction: TBD |
| 15 | Project Status | Consultant study of infrastructure requirements for affordable housing in area underway; EISPN issued in 2022; completion of EIS in 2023. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning: $5M<br>Design: TBD<br>Construction: TBD |
| 18 | Funding Source/s | Planning: DURF<br>Design: TBD<br>Construction: TBD |
| 19 | Contact Person (Name, Email Address) | Dean Minakami, dean.minakami@hawaii.gov |
| 20 | Attachments | |

## IWILEI INFRASTRUCTURE MASTER PLAN AND EA/EIS

Development of the Honolulu rail transit project and Iwilei transit station presents an opportunity to evaluate State-owned lands in close proximity to the station and to optimize their use to support the State's goals for transit-oriented development. Significant off-site infrastructure upgrades will be necessary to enable redevelopment of the State-owned properties. Development/redevelopment of the State-owned parcels will require compliance with Chapter 343, HRS, due to the use of State land and funds.

On March 17, 2020, HHFDC and the City's Department of Planning and Permitting executed an Intergovernmental Agreement for the master planning and construction of infrastructure improvements for State- and City-owned land parcels in the Iwilei area. On May 29, 2020, HHFDC executed a MOU with HPHA to coordinate master planning of infrastructure improvements for HPHA-owned parcels within the Iwilei area.

The Iwilei area consists of approximately 555 acres - bounded by Waiakamilo Road and H-1 Freeway to the north, H-1 Freeway and Nuuanu Canal to the east, Nuuanu Canal and Nimitz Highway to the south, and Nimitz Highway and Waiakamilo Road to the west over various TMKs.

On June 26, 2020, HHFDC executed a Contract for Professional Services with PBR Hawaii to develop a Development Program and Master Plan Master Plan for the Liliha Civic Center site (TMK 1-5-007: 001) and Infrastructure Improvements Master Plan and related engineering studies for the Iwilei area, and a programmatic EIS for both projects, pursuant to Section 201H-4 HRS. The Project is funded with $2,201,633.18 (out of an approved $5,000,000) in Dwelling Unit Revolving Funds. The contract completion date is July 20, 2025, with an option to extend for two years.

Generally, the scope of work for the master planning include the following:

- Infrastructure Improvement Master Plan and related engineering studies for the Iwilei area.
- Development Program and a Master Plan for the Liliha Civic Center site (TMK: 1-5-007:001).
- Environmental Impact Statement in compliance with Chapter 343 HRS for both the Liliha Civic Center Master Plan and the Infrastructure Improvements Master Plan for the Iwilei area.

On March 18, 2022, the Environmental Impact Statement Preparation Notice (EISPN) for the Project was submitted to OPSD Environmental Review Program and published. The public comment period ended April 22, 2022.

On April 7, 2022, the Infrastructure Improvement Assessment Report for the Iwilei Area was completed. A draft of the Infrastructure Improvement Master Plan for the Iwilei area is under review by various City department stakeholders and the project team.

# 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 | Planning: Complete; Design: CY 2020; Construction: CY2022 |
| 15 | Project Status | Planning. FINAL EIS was accepted in May 2018. National Environmental Protection Act clearance, design and entitlement process underway. Proposed redevelopment will increase unit count to approximately 2,500 units. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: $; Design: ; Construction: |
| 18 | Funding Source/s | Planning: ; Design: ; Construction: |
| 19 | Contact Person (Name, Email Address) | Benjamin Park, benjamin.h.park@hawaii.gov; Kevin Auger, kevin.d.auger@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 executed a Master Development Agreement with a national developer, Hunt Companies, 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 five-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 has the potential to transform the surrounding neighborhood and community. 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.

Figure 1
Conceptual Master Plan
MWH Redevelopment

# AGENCY TOD
## Project Fact Sheet

O-23

| | | |
|---|---|---|
| 1 | Agency | Hawaii Housing Finance and Development Corporation/<br>Department of Accounting and General Services<br>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. HHFDC executed a Contract for Professional Services with PBR Hawaii to develop a Master Plan for the site. The Master Plan includes the analysis of two development options: (1) two towers with a mix of residential, office, and commercial space; and (2) two towers – one tower for residential space and one tower for office space and commercial space. A market study and an option for interim use of a modular housing structure for affordable housing is included in the study. |
| 13 | Site Constraints<br>(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 | Planning / Design / Construction |
| 15 | Project Status | Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrently with State Iwilei Infrastructure Master Plan EIS. |
| 16 | Consultant/ Contractor/Developer | PBR HAWAII |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ TBD |
| 18 | Funding Source/s | Planning / Design / Construction<br>DURF for infrastructure |
| 19 | Contact Person<br>(Name, Email Address) | Claude W. Allen, Jr., Project Manager, claude.w.allen.jr@hawaii.gov |
| 20 | Attachments<br>OPTIONAL | |

## 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.

On June 26, 2020, HHFDC executed a Contract for Professional Services with PBR Hawaii to develop a Master Plan for the Liliha Civic Center site, which would include a Programmatic Environmental Impact Statement. The Master Plan study will examine two development options: (1) two mixed-use towers, each with a mix of residential space and office space with a separate parking garage and commercial space; and (2) two towers - one tower for residential space and one tower for office space and commercial space. Each development option includes up to 600 residential units, 219,000 sq. ft. of office space, and 11,500 sq. ft. of commercial space. A market study would also be conducted. The development of the site would likely be constructed in phases, so the Master Plan also includes an option for the interim use of a modular housing structure for affordable housing units (up to 100 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. Hawaii Housing Finance and Development Corporation controls via Executive Order 4533 dated May 19, 2017. |
| 9 | Lessee/s | Future lessees: Residential: developer or to-be-formed special-purpose entity(ies); Educational: Department of Education (DOE). |
| 10 | Current Uses | Retail, parking |
| 11 | Encumbrances (if any) | Standard utility easements. |
| 12 | Project Description | Mixed-use project consisting of 631 rental units ranging from 30% to 120% or below the area median income (AMI) constructed in 2 phases. Approximately 28,000 SF of land reserved for DOE's educational component. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Existing building to be demolished. |
| 14 | Development Schedule | Planning: Q3 2022; Design: Q3 2022; Construction: Q1 2024 |
| 15 | Project Status | RFP for development of affordable housing and parking awarded in September 2022. Educational component to be developed by DOE on their schedule. |
| 16 | Consultant/ Contractor/Developer | Developer: Highridge Costa Development Company, LLC (co-developer: Form Partners LLC). DOE will develop their portion. |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Total project budget for residential & parking portion: ~$316,838,553 |
| 18 | Funding Source/s | Planning / Design / Construction<br>Residential & Parking portion: DURF, HMMF, 4% LIHTC, RHRF, 501(c)(3) bond program, deferred costs. DOE portion: DOE. |
| 19 | Contact Person (Name, Email Address) | Albert Palmer, HHFDC Project Manager, albert.h.palmer@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

## 690 POHUKAINA

HHFDC is teaming with Highridge Costa Development Company, LLC, on this mixed use residential project, with affordable housing and an educational component. Highridge Costa will finance and build the residential and parking portions of the site, and the Department of Education (DOE) will finance and build the educational portion of the site. The affordable rental units will serve a range from 30% to 120% 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.

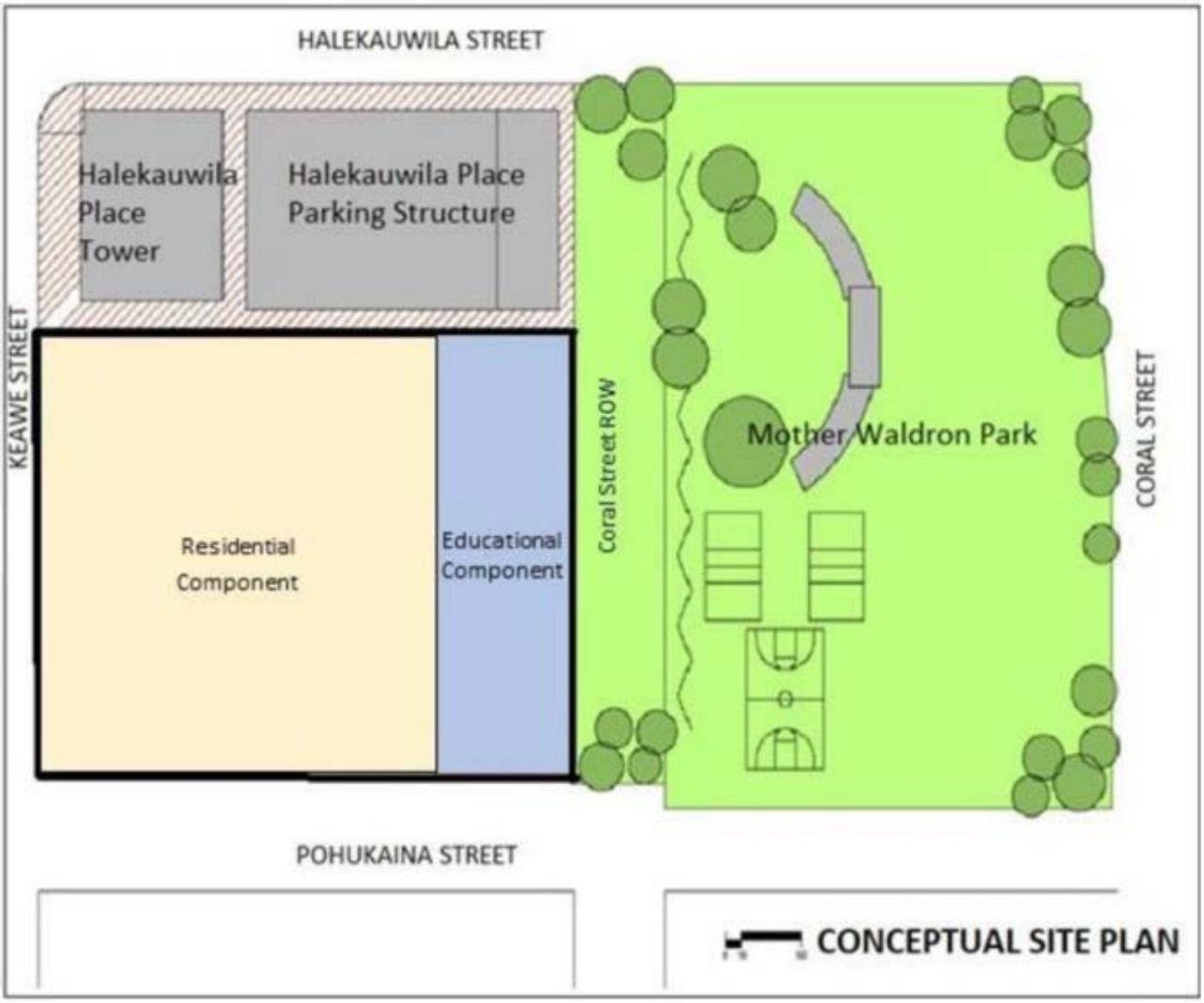
# AGENCY TOD
## Project Fact Sheet

O-26

| | | |
|---|---|---|
| 1 | Agency | Department of Education<br>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 Kakaako LCC to develop 390 residences and 600 parking stalls in one tower. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: ; Design: TBD ; Construction: TBD |
| 15 | Project Status | Planning. HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: ; Design: $ 4,500,000 ; Construction: $ 60,000,000 |
| 18 | Funding Source/s | Planning: ; Design: CIP ; Construction: CIP |
| 19 | Contact Person<br>(Name, Email Address) | Roy Ikeda, roy.ikeda@k12.hi.us |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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.



# 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 | Planning: ; Design: March 2017; Construction: 2nd Qtr CY2018 |
| 15 | Project Status | **COMPLETED 2020; 111 units fully occupied; 30-60% AMI; total dev cost $51.425M.** |
| 16 | Consultant/ Contractor/Developer | WCIT / Swinerton / BronxPro Group |
| 17 | Project Cost Estimate/s | Planning: ; Design: ; Construction: 37M ($) |
| 18 | Funding Source/s | 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 turned back over to the State.

# 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 | Planning: January 2010; Design: January 2015; Construction: August 2017 |
| 15 | Project Status | **COMPLETED 2020; 84 units fully occupied; 30-60% AMI; total dev cost $51.39M.** |
| 16 | Consultant/ Contractor/Developer | Urban Works / Unlimited Construction / Artspace |
| 17 | Project Cost Estimate/s | Planning: $; Design: ; Construction: 42.5M |
| 18 | Funding Source/s | Planning: HMMF, 4% LIHTC, RHRF, HOME, C&C AHTF; Design: ; Construction: |
| 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)<br>(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<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction<br>February 2018 |
| 15 | Project Status | **COMPLETED 2019; 128 units fully occupied; 30-60% AMI; total dev cost $60.82M.** |
| 16 | Consultant/ Contractor/Developer | Alakea Design/Swinerton/Stanford Carr Development |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 57MM |
| 18 | Funding Source/s | Planning / Design / Construction<br>HMMF, 4% LIHTC, RHRF |
| 19 | Contact Person<br>(Name, Email Address) | Chris Oakes, coakes@stanfordcarr.com |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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.

# AGENCY TOD
## Project Fact Sheet

O-30

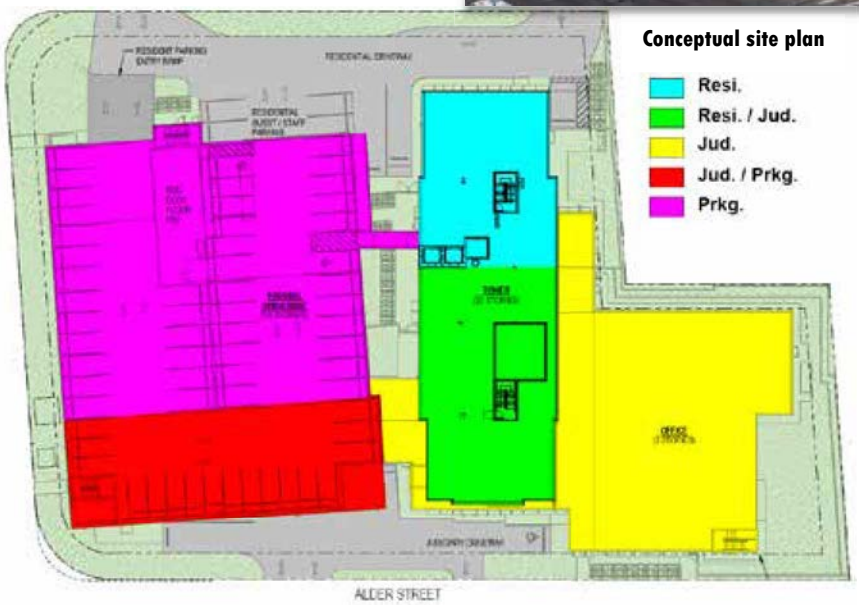
| | | |
|---|---|---|
| 1 | Agency | Hawaii Housing Finance and Development Corporation and Judiciary |
| 2 | Transit Station/Bus Stop | Ala Moana |
| 3 | Project Name | **Alder Street Affordable Rental Housing and Juvenile Services Center** |
| 4 | Street Address | 902 Alder Street |
| 5 | Tax Map Key/s | (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. Hawaii Housing Finance and Development Corporation controls via Executive Order 4598 dated October 8, 2019. |
| 9 | Lessee/s | Residential condominium unit: MK Alder Street Partners, LLLP. Judiciary condominium unit: The Judiciary, State of Hawaii. |
| 10 | Current Uses | Affordable rental housing and a juvenile services facility plus office space for the Judiciary. |
| 11 | Encumbrances (if any) | Standard utility easements. |
| 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 includes 200 affordable rental units plus 1 manager's unit in a 20-story building in which the Judiciary occupies approximately 35,000 SF on the first two floors. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | The site has adequate sewer and water capacity. |
| 14 | Development Schedule | Planning: 3rd Qtr 2018; Design: 4th Qtr 2019; Construction: 4th Qtr 2021 |
| 15 | Project Status | Residential construction completed in 2nd quarter 2022; Judiciary construction completed in 3rd quarter 2022. PROJECT COMPLETE. |
| 16 | Consultant/ Contractor/Developer | Developer: Kobayashi Group LLC |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Total: ~$110,442,513; Construction: ~$82,313,705. (Both for Residential & Judiciary combined) |
| 18 | Funding Source/s | Planning / Design / Construction<br>CIP, DURF, HMMF, 4% LIHTC, RHRF, Judiciary funding |
| 19 | Contact Person (Name, Email Address) | Dean Minakami, dean.minakami@hawaii.gov |
| 20 | Attachments OPTIONAL | |

## ALDER STREET AFFORDABLE RENTAL HOUSING & JUVENILE SERVICES CENTER

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

HHFDC developed 200 affordable rental housing units (plus 1 manager's unit) targeted for households earning 60% and below AMI in a 20-story building, in which the Judiciary will occupy approximately 35,000 square feet on the first two floors. Parking for residents, employees, and visitors is in an adjacent five-story parking structure with 270 stalls.

The Judiciary's juvenile services/shelter center includes space for administrative functions, offices, client assessment intake, meeting rooms, a recreational and visitation space, and shelter services. The facility allows 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.



# AGENCY TOD
## Project Fact Sheet

O-31

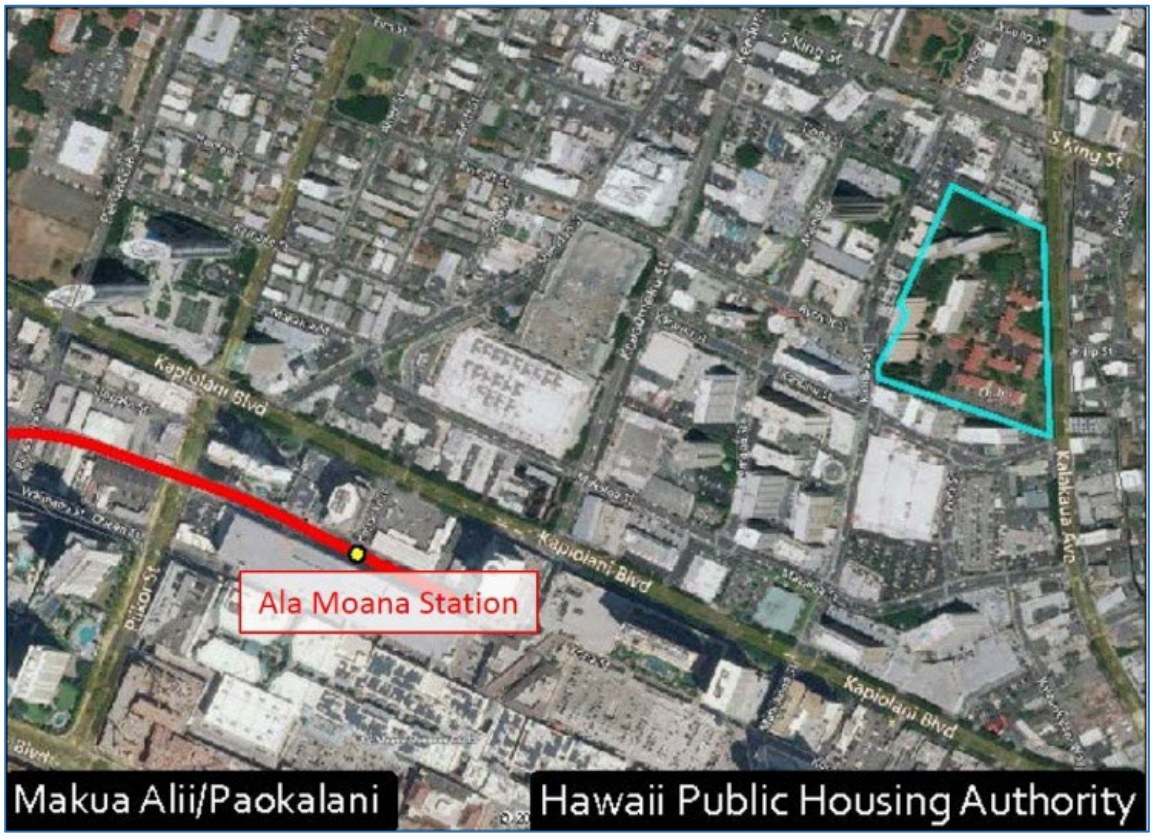
| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Ala Moana |
| 3 | Project Name | **Makua Alii and Paoakalani** |
| 4 | Street Address | 1541 Kalakaua Avenue, 1583 Kalakaua Avenue |
| 5 | Tax Map Key/s | (1) 2-3-019: 004 |
| 6 | Land Area (acres) | 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 | Planning: 2031; Design: 2033; Construction: CY 2035 |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: $; Design: ; Construction: |
| 18 | Funding Source/s | 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 & PAOAKALANI

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.



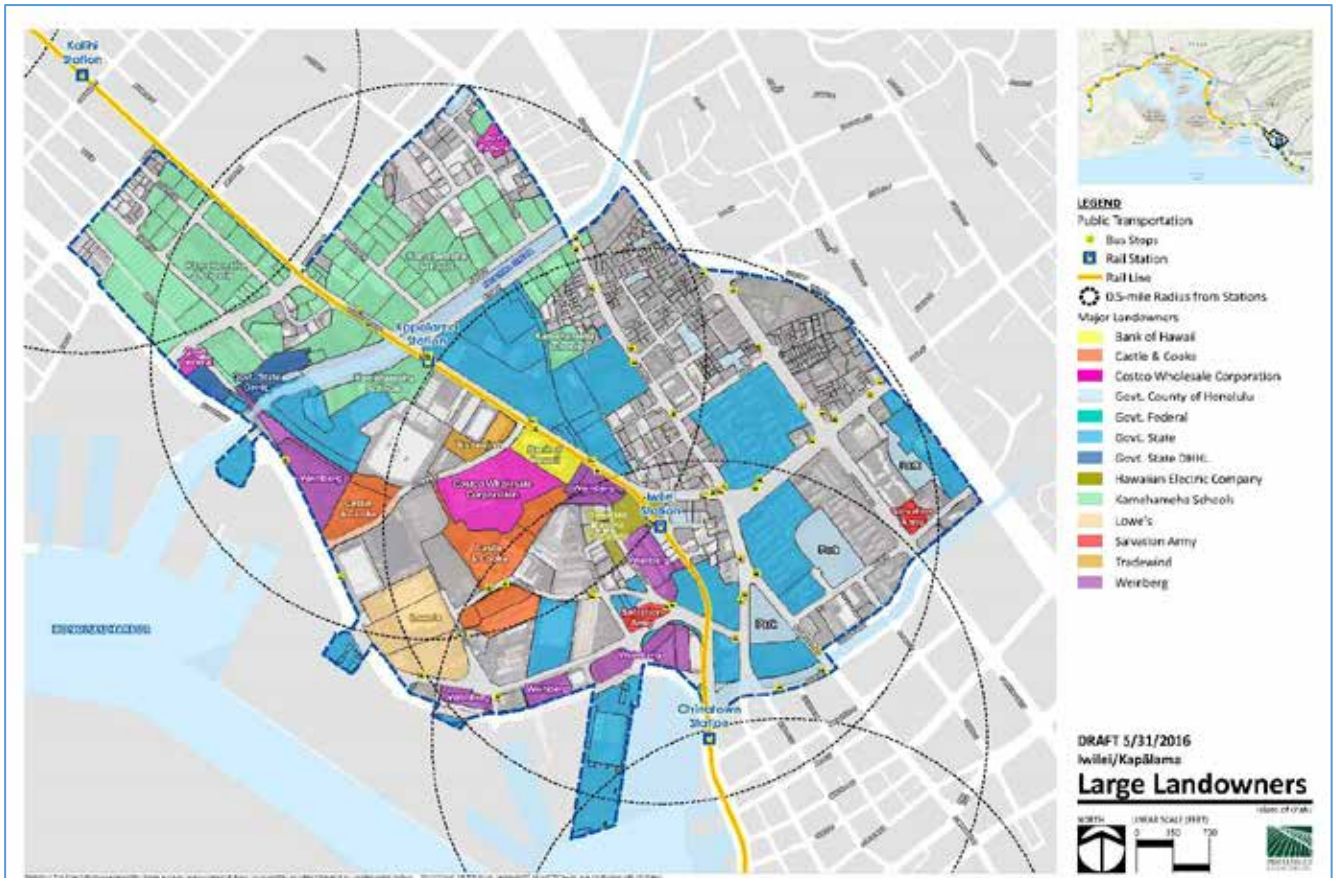
# AGENCY TOD
## Project Fact Sheet

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′)<br>Proposed TOD: Primarily BMX-3 Community Bus Mixed Use (150′-400′) |
| 8 | Fee Owner | Various: State of Hawaii agencies, Kamehameha Schools, Weinberg Foundation, Castle and Cooke, City & County of Honolulu |
| 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 identifies critical investments needed for anticipated growth in the Iwilei and Kapalama TOD areas, with a high priority on supporting affordable housing development. Includes high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study explores innovative financial tools to help fund the necessary improvements. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Inadequate infrastructure, future sea-level rise and groundwater inundation, and lack of public open space. |
| 14 | Development Schedule | Planning: 2017+<br>Design: 2019+<br>Construction: 2020+ |
| 15 | Project Status | City-led I/K Needs Assessment & Traffic Study completed; City working with HHFDC on follow-up State Iwilei Infrastructure Master Plan, and with OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning. |
| 16 | Consultant/ Contractor/Developer | PBR Hawaii, RM Towill, Strategic Economics, HR&A and others |
| 17 | Project Cost Estimate/s | Planning: $ 5M<br>Design: 50M<br>Construction: ~700M |
| 18 | Funding Source/s | Planning: CIP<br>Design: Various<br>Construction: Various |
| 19 | Contact Person<br>(Name, Email Address) | Tim Streitz, tstreitz@honolulu.gov |
| 20 | Attachments<br>link to webpage: | Iwilei-Kapalama Landowner Map<br>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 City-led assessment included high-level cost estimates for infrastructure improvements. The City is supporting HHFDC's follow-up State Iwilei Infrastructure Master Plan with a more comprehensive, phased project list, as well as OPSD's TOD Infrastructure Finance Study, to identify financial tools and cost-sharing to help fund the necessary improvements.



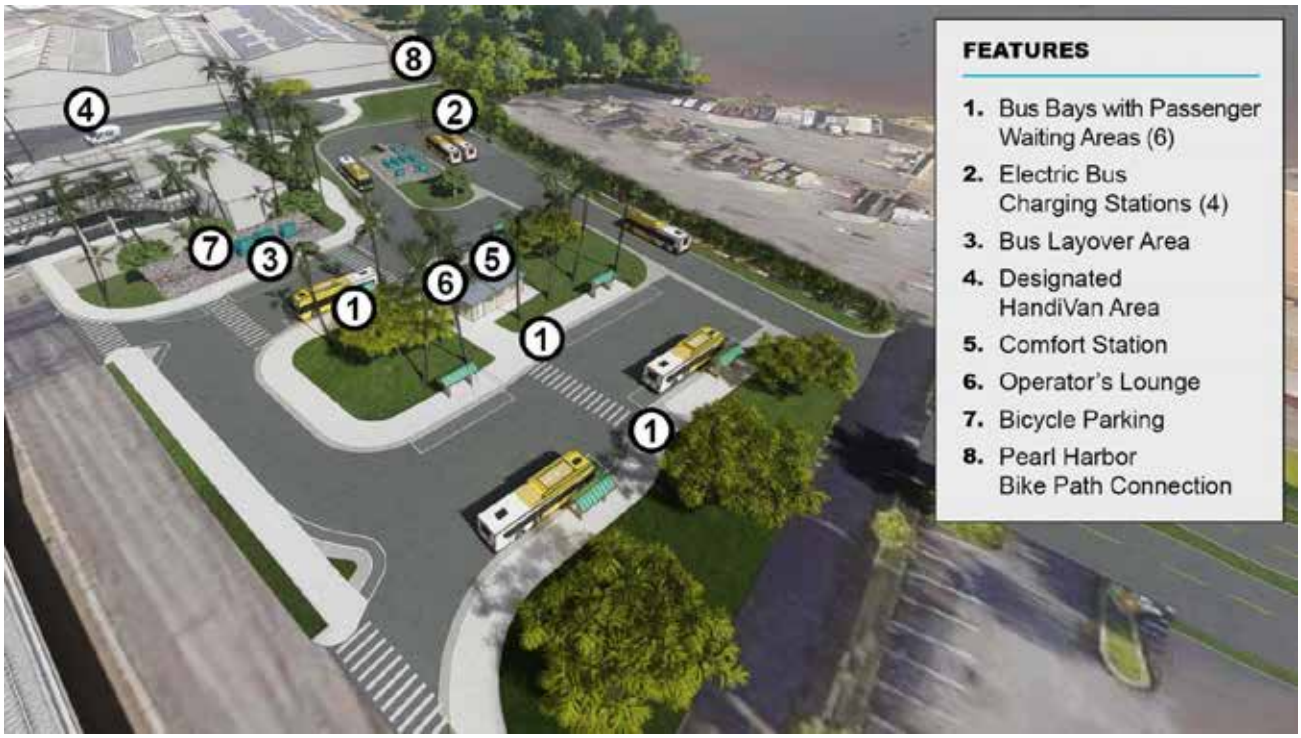
# AGENCY TOD
## Project Fact Sheet

O-33

| | | |
|---|---|---|
| 1 | Agency | City and County of Honolulu |
| 2 | Transit Station/Bus Stop | Pearlridge (Kalauwao) |
| 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<br>(1) 9-8-009: 016; (1) 9-8-009: 005 |
| 6 | Land Area (acres) | 2.8 acres |
| 7 | Zoning | New TOD Zoning: BMX-3 Community Business Mixed Use (60′-120′) |
| 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<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning: 2017<br>Design: 2020<br>Construction: 2022-23 |
| 15 | Project Status | Land acquisition complete; EA, planning & design in process, SMA permit complete. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning: $ 1M<br>Design: 10M<br>Construction: 130M |
| 18 | Funding Source/s | Planning: CIP<br>Design: CIP/Private<br>Construction: CIP/Private |
| 19 | Contact Person<br>(Name, Email Address) | Peter Garino, Dept of Transportation Services, peter.garino@honolulu.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Pearlridge Bus – TOD Project Map<br>https://www.honolulu.gov/completestreets/mobilityhubs |

## PEARLRIDGE BUS CENTER AND TOD PROJECT

The Kalauao (Pearlridge) Bus Transit Center and Mobility Hub will serve as a major transit hub for the 'Aiea and Pearl City region and improve multimodal connectivity around the Kalauao rail station area and with the Pearl Harbor Historic Trail. It will serve as an interim facility. As part of its long-term plan for the site, the City plans to initiate a public-private partnership to integrate the facility with mixed-use workforce housing, and convenience retail for transit riders, area residents.



# 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′)<br>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 also addresses green infrastructure and water quality improvements, climate change, 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<br>(infrastructure, arch/hist sites, etc.) | Contaminated soil, historic structures/bridges, projected climate change impacts |
| 14 | Development Schedule | Planning: 2017<br>Design: 2023-25<br>Construction: 2024+ |
| 15 | Project Status | Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies. |
| 16 | Consultant/ Contractor/Developer | WCIT Architecture, Arup, other subconsultants |
| 17 | Project Cost Estimate/s | Planning: $ 1.5M<br>Design: 15M<br>Construction: 250M |
| 18 | Funding Source/s | Planning: CIP<br>Design: CIP<br>Construction: CIP/Fed/Private |
| 19 | Contact Person<br>(Name, Email Address) | Tim Streitz, tstreitz@honolulu.gov |
| 20 | Attachments<br>link to webpage: | Kapalama Canal Master Plan Concept<br>http://www.honolulu.gov/tod/dpp-tod-implementation/dpp-tod-projects/kapalama-canal.html |

The Kapalama Canal Catalytic Project proposes to create a linear park along Kapalama Canal, a waterfront promenade, and Complete Streets improvements.

# 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′)<br>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 implementing, to advance the following goals: active public spaces, cleanliness and safety, economic vibrancy, redevelopment of underutilized City properties, and improved parks. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Historic structures/district |
| 14 | Development Schedule | Planning: 2015-16<br>Design: 2016+<br>Construction: 2017+ |
| 15 | Project Status | The 21 actions are in various stages of implementation<br>Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike construction to start winter 2022-2023. |
| 16 | Consultant/ Contractor/Developer | Various, including PBR Hawaii, AECOM, HDR |
| 17 | Project Cost Estimate/s | Planning: $ 1M<br>Design: 5M<br>Construction: ~100M |
| 18 | Funding Source/s | Planning: County<br>Design: CIP<br>Construction: CIP/Private |
| 19 | Contact Person<br>(Name, Email Address) | Tim Streitz, tstreitz@honolulu.gov |
| 20 | Attachments<br>link to webpage: | Pedestrian wayfinding sign rendering, Kekaulike Mall rendering<br>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'uanu 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

CHINATOWN ACTION PLAN 3

# 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′)<br>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 position 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 | Planning: 2016-17<br>Design: 2017+<br>Construction: 2018+ |
| 15 | Project Status | The 11 actions are in various stages of implementation. Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets. |
| 16 | Consultant/ Contractor/Developer | Various, including PBR Hawaii and Hawaiian Dredging |
| 17 | Project Cost Estimate/s | Planning: $ 500K<br>Design:<br>Construction: 4M |
| 18 | Funding Source/s | Planning: CIP<br>Design: CIP<br>Construction: CIP |
| 19 | Contact Person (Name, Email Address) | Tim Streitz, tstreitz@honolulu.gov |
| 20 | Attachments | Waipahu Depot Street bikeway rendering<br>link to webpage: http://www.honolulu.gov/tod/neighborhood-tod-plans/dpp-tod-waipahu.html |

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 Moloalo 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.

Installing green streets drainage structures to support new street trees and wider sidewalks at Waipahu Transit Center

# 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 | Planning: 2014-17; Design: TBD; Construction: TBD |
| 15 | Project Status | Master Plan completed; project on hold. |
| 16 | Consultant/ Contractor/Developer | AECOM, WCIT Architecture, Snohetta, other subconsultants |
| 17 | Project Cost Estimate/s | Planning: $ 5M; Design: 50M; Construction: 500M |
| 18 | Funding Source/s | Planning: CIP; Design: CIP; Construction: CIP/Private |
| 19 | Contact Person (Name, Email Address) | Jerry Pupillo, Director, Dept of Enterprise Services, City & County of Honolulu |
| 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
## Project Fact Sheet

**K-01**

KAUAI

| | | |
|---|---|---|
| 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.<br>A larger project could be created by combining the Old Police Station site with the adjacent Department of Health building site. |
| 13 | Site Constraints<br>(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 | Planning / Design / Construction<br>No schedule |
| 15 | Project Status | Pre-Planning. Contract awarded to UHCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2022. |
| 16 | Consultant/ Contractor/Developer | UH Community Design Center |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ $250K (proof of concept) |
| 18 | Funding Source/s | Planning / Design / Construction<br>FY18 appropriation |
| 19 | Contact Person<br>(Name, Email Address) | Jodi Higuchi Sayegusa, jahs@kauai.gov;<br>Chris Kinimaka, chris.kinimaka@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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.

The Legislature appropriated $250,000 to DAGS for UHCDC to conduct a TOD Proof of Concept study for a key community site. DAGS has elected to study the Lihue Civic Center area, which would incorporate redevelopment of the old Lihue Police Station site that is controlled by DAGS. The Proof of Concept study will utilize stakeholder engagement, applied research, conceptual planning, and design investigation. In addition, the project work will incorporate and complement the County's Lihue Town Center revitalization efforts. DAGS anticipates including select County properties in the study. The project is scheduled to start in 2022.

# AGENCY TOD
## Project Fact Sheet

**K-02**

KAUAI

| | | |
|---|---|---|
| 1 | Agency | County of Kauai – Kauai Housing Agency |
| 2 | Transit Station/Bus Stop | Lihue, Nearest Bus Stop: Kukui Grove – HMSA Building |
| 3 | Project Name | **Haupu View (Pua Loke Affordable Housing)** |
| 4 | Street Address | Pua Loke Street, Lihue, HI 96766 |
| 5 | Tax Map Key/s | (4) 3-8-005: 028<br>(4) 3-8-005: 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 | 53 multi-family units were completed in the final months of 2021 and reached full lease-up in February 2022. The project, a partnership between the County of Kaua‘i and the Ahe Group, consists of 53 rental units and an onsite manager’s unit, serving households with incomes below 60% of area median income. The housing units serve households with incomes below 60% of area median income. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Relocation of Overhead Powerlines<br>Traffic Conditions (Haleko Rd & Pua Loke St) |
| 14 | Development Schedule | Planning / Design / Construction<br>Completed Nov./Dec. 2021 |
| 15 | Project Status | Two of three buildings completed (9/1/21); third building to be completed by end of 2021. |
| 16 | Consultant/ Contractor/Developer | Environmental Assessment (EA) Consultant: Community Planning & Engineering Inc.; Developer: `Ahe Group |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ TOTAL: $24.7 Million |
| 18 | Funding Source/s | Planning / Design / Construction<br>LIHTC, HOME, HTF, County Development Funds, Private Financing |
| 19 | Contact Person<br>(Name, Email Address) | Adam Roversi, aroversi@kauai.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

## PUA LOKE AFFORDABLE HOUSING

The Kauai Housing Agency has developed 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. Fifty-three (53) multi-family affordable residential units were constructed within an area surrounded by government, retail, and commercial uses. Minimum site work.

# AGENCY TOD
## Project Fact Sheet

**K-14**

KAUAI

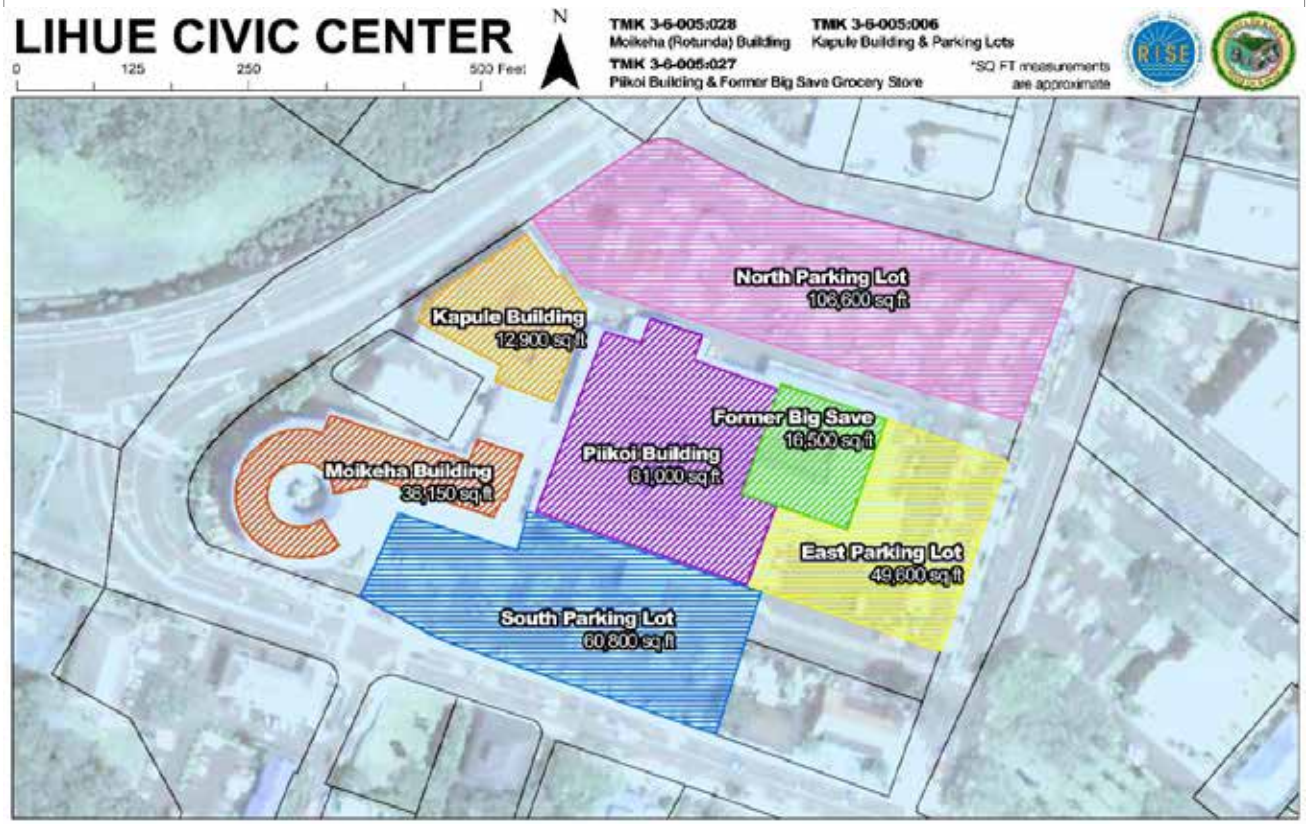
| | | |
|---|---|---|
| 1 | Agency | County of Kauai |
| 2 | Transit Station/Bus Stop | Eiwa Street |
| 3 | Project Name | **Lihue Civic Center Redevelopment Feasibility Plan** |
| 4 | Street Address | 4444 Rice Street, Lihue |
| 5 | Tax Map Key/s | 3-6-005: 006 |
| 6 | Land Area (acres) | 8.66 acres |
| 7 | Zoning | Special Planning Area-G |
| 8 | Fee Owner | County of Kauai |
| 9 | Lessee/s | TBD |
| 10 | Current Uses | Government offices, former uses including a grocery store and other retail stores. |
| 11 | Encumbrances (if any) | None |
| 12 | Summary Project Description | Redevelop the Lihue Civic Center to design, construct, finance, manage, operate, and maintain a vertical mixed-use development with a multi-family residential rental component, commercial spaces, government offices, parking, with building design that uses scale, architecture, and outdoor public spaces to develop character and create multi-modal transportation facilities and signage. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Certain buildings on the site are over fifty (50) years old. Any exterior alterations to the elevation or composition of these structures will require the review and approval of the Kauai Historic Preservation Commission. |
| 14 | Development Schedule | Planning / Design / Construction<br>1stQ 2023 |
| 15 | Project Status | Awarded FY22 TOD Planning grant for conceptual master plan; contract with State executed. Advertisement for consultant services procurement issued in early November 2022. County exploring development through a public-private partnership. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 350,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>TOD CIP Planning Grant |
| 19 | Contact Person (Name, Email Address) | Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: | Site Plan, Regional Site Plan, PPT of existing Transit Hub and potential areas for expansion into a Mobility Hub, RFP for Redevelopment of Lihue Civic Center |

## LĪHU`E CIVIC CENTER REDEVELOPMENT

The project will create a Līhu‘e Civic Center Redevelopment Plan to analyze the feasibility, barriers, and pathways to redevelop portions of the Līhu‘e Civic Center to include mixed uses.

The project will complement the Civic Center Mobility Hub Project that will develop a mobility plan and site plan to strengthen and expand multi-modal access at the Civic Center and for future TOD projects on nearby State and private properties. Project will seek to:

1) Study the feasibility of mixed uses at the Līhu‘e Civic Center including a childcare facility, housing, and commercial uses.
2) Define the character and layout of a feasible mixture of uses.
3) Develop a conceptual design based on the recommended mixture of uses.
4) Lay out the pathway to establish the mixed uses based on the conceptual design, including regulatory requirements, zoning amendments, and other necessities aimed to remove risk for a future developer.
5) If feasible, prepare a redevelopment phasing plan identifying projects that could be accomplished more quickly.



# AGENCY TOD
## Project Fact Sheet

K-15

KAUAI

| | | |
|---|---|---|
| 1 | Agency | County of Kaua‘i Mayor’s Office / Planning Dept |
| 2 | Transit Station/Bus Stop | Eiwa Street Transit Hub located at the Civic Center |
| 3 | Project Name | **Līhu‘e Civic Center Mobility Plan** |
| 4 | Street Address | 4444 Rice Street, Līhu‘e, Hawai‘i 96766 |
| 5 | Tax Map Key/s | 3-6-005: 006 (Kapule Building and Civic Center Parking Lot)<br>3-6-005: 027 (Piikoi Building)<br>3-6-005: 028 (Moikeha Building)<br>3-6-005: 003 (Historic County Building and County portion of parking lot)<br>3-6-005: 030 (State of Hawai‘i parking lot) |
| 6 | Land Area (acres) | Approximately 12.3 acres |
| 7 | Zoning | Commercial General |
| 8 | Fee Owner | County of Kaua‘i. The State of Hawai‘i owns the parking lot between the Historic County Building and the State of Hawai‘i main office. |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Government and public services. |
| 11 | Encumbrances (if any) | None known at this time. |
| 12 | Project Description | The project will create a Civic Center Mobility Site Plan and analyze parking management strategies for the Līhu‘e Civic Center campus to support County TOD redevelopment efforts at the Civic Center. It will also support potential future TOD development on nearby State properties, such as the vacant former Police Station and the underutilized Department of Health sites. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | A zoning amendment is required to allow residential use on the Civic Center site. In addition, Līhu‘e Civic Center site’s historic resources must be evaluated and considered as part of the redevelopment plan. |
| 14 | Development Schedule | Planning / Design / Construction<br>April 2022 |
| 15 | Project Status | Planning. Awarded FY21 TOD Planning grant for mobility plan; contract executed with State; procuring consultant services; project started in early 2022 & completion by Dec 2023. |
| 16 | Consultant/ Contractor/Developer | Nelson Nygaard |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 250,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>TOD CIP Planning Grant |
| 19 | Contact Person<br>(Name, Email Address) | Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports | Project website: https://www.kauailccmp.com/<br>Līhu‘e Town Core Urban Design Plan: https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan; Līhu‘e Community Plan: https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Community-Plan-LCP; General Plan: http://plankauai.com/1682-2/; Special Planning Area – G: http://qcode.us/codes/kauaicounty/; Līhu‘e Civic Center Site Improvements Final Master Plan: https://www.kauai.gov/Government/Departments-Agencies/Public-Works/Building-Division/Projects; Līhu‘e Town Core Mobility and Revitalization Project: https://www.kauai.gov/Government/Office-of-the-Mayor/TIGER-Grant |

## LĪHU'E CIVIC CENTER MOBILITY PLAN

The Līhu'e Civic Center Mobility Plan seeks to create a Civic Center Mobility Site Plan that incorporates a mobility hub and complementary parking management strategies to support TOD redevelopment of the Līhu'e Civic Center site. The project will also support potential future TOD development on nearby State properties, such as the vacant former Police Station and the underutilized Department of Health sites.

The Civic Center Mobility Plan will complement and enhance the recently completed improvements through the Līhu'e Town Core Mobility and Revitalization Project (TIGER Project) funded through a USDOT Transportation Investment Generating Economic Recovery (TIGER), including the Eiwa Street Transit Hub and other facilities for transit, walking, and biking within the Līhu'e Town Core. The project will enhance Līhu'e Civic Center's connection to the town core and strengthen its role in Līhu'e's multimodal network connecting residential, commercial, government, recreation, and social service uses.

# 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 | Planning / Design / Construction<br>Completed July 2020 |
| 15 | Project Status | **COMPLETED. Construction of 134 units complete; all units leased.** |
| 16 | Consultant/ Contractor/Developer | Developer: Mark Development, Inc. |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Total Cost $48 Million |
| 18 | Funding Source/s | Planning / Design / Construction<br>Housing Trust Funds, Home Funds, LIHTC, Private Financing |
| 19 | Contact Person (Name, Email Address) | Adam Roversi, aroversi@kauai.gov |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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 Kukuiula resort development area.

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

- 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<br>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<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning Design Construction<br>• Planning – Complete<br>• Entitlements & Design = 2017<br>• Off-site infrastructure = 2018-2019<br>• Development: Phase 1 = 2018-2022; Phase 2 Development = 2023-2026; Phase 3 Development = 2027-2030; and Phase 4 Development = 2031-2033. |
| 15 | Project Status | Infrastructure for Phase 1 (149 units) to be completed Feb. 2022. KHA working to break ground on vertical construction on three multi-family projects, 38 single-family homes, community center, and public park. Ahe Group selected to develop two of the multi-family lots with 40-unit senior housing rental project, and 45-unit workforce rental project. KHA developing the third multi-family lot as 26-unit supportive housing rental project for homeless families. Tenants will be provided with on-site wrap-around social services to eventually transition to permanent subsidized or market rate homes. RFP for development partner for the 38 single-family lots published in Sept 2022; selection targeted for Nov 2022. As Phase I vertical construction begins, KHA will begin final construction and engineering plans for Phase II infrastructure. This will bring Phase II to a shovel-ready status when funding for infrastructure is identified. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning Design Construction<br>$ Phase 1 Offsite & Onsite Infrastructure - $19M, Full Buildout $150M + |
| 18 | Funding Source/s | Planning Design Construction<br>County Bond \| DURF Loan for Phase 1 Infrastructure Construction<br>LIHTC, Bond Financing, HOME, HTF, Congressionally Directive Spending and Private Financing for Phase I Vertical Construction. |
| 19 | Contact Person<br>(Name, Email Address) | Adam Roversi, aroversi@kauai.gov |
| 20 | Attachments | |

## 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 Potential Housing** |
| 4 | Street Address | 3-1901 Kaumualii Highway, Lihue, HI 96766 |
| 5 | Tax Map Key/s | (4) 3-4-007: 001<br>(4) 3-4-007: 002<br>(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 |
| 10 | Current Uses | Educational |
| 11 | Encumbrances (if any) | Land used for educational purposes with various utility easements/agreements. |
| 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, Kauai Community College (CC) is evaluating the need and feasibility for housing on its campus. |
| 13 | Site Constraints<br>(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 Kauai CC 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 Kauai CC owned area. |
| 14 | Development Schedule | Planning / Design / Construction<br>The LRDP is expected to be completed and approved in 2023 |
| 15 | Project Status | Pre-Planning – Kauai CC is conducting a survey to identify the need and feasibility for housing. |
| 16 | Consultant/ Contractor/Developer | PBR Hawaii |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 329K |
| 18 | Funding Source/s | Planning / Design / Construction<br>Legislative appropriation (CRDM) |
| 19 | Contact Person<br>(Name, Email Address) | Calvin Shirai, Interim Vice Chancellor for Administrative Services, shiraic@hawaii.edu<br>Michael Shibata, Director for Strategic Development and Partnerships, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Kauai CC Long Range Development Plan (preliminary draft) |

## UH KAUAI COMMUNITY COLLEGE LONG RANGE PLAN AND STUDENT HOUSING

The Kauai Community College (CC) is the island's only post-secondary educational institution. The campus is on approximately 197 acres in the Puhi area of Lihue. A Long Range Development Plan is being prepared as a guide to direct the physical form and character of the campus. The Long Range Development Plan identifies the Kauai CC's plans for expansion to provide facilities, housing, and uses to serve the student, faculty and staff needs over the next 10 to 15 years. New or expanded facilities are dependent on funding availability. There is the potential for new housing near the east entrance to the campus, which would be in walking and biking distance to new commercial developments makai of Kaumualii Highway and on the bus main line.

The Kauai CC site was reclassified to the State Urban District, and has been designated as University Zone in the Kauai General Plan. Site development constraints include the presence of large drainage swales and streams and irrigation ditches.

*Preliminary draft; subject to change.*

# AGENCY TOD
## Project Fact Sheet

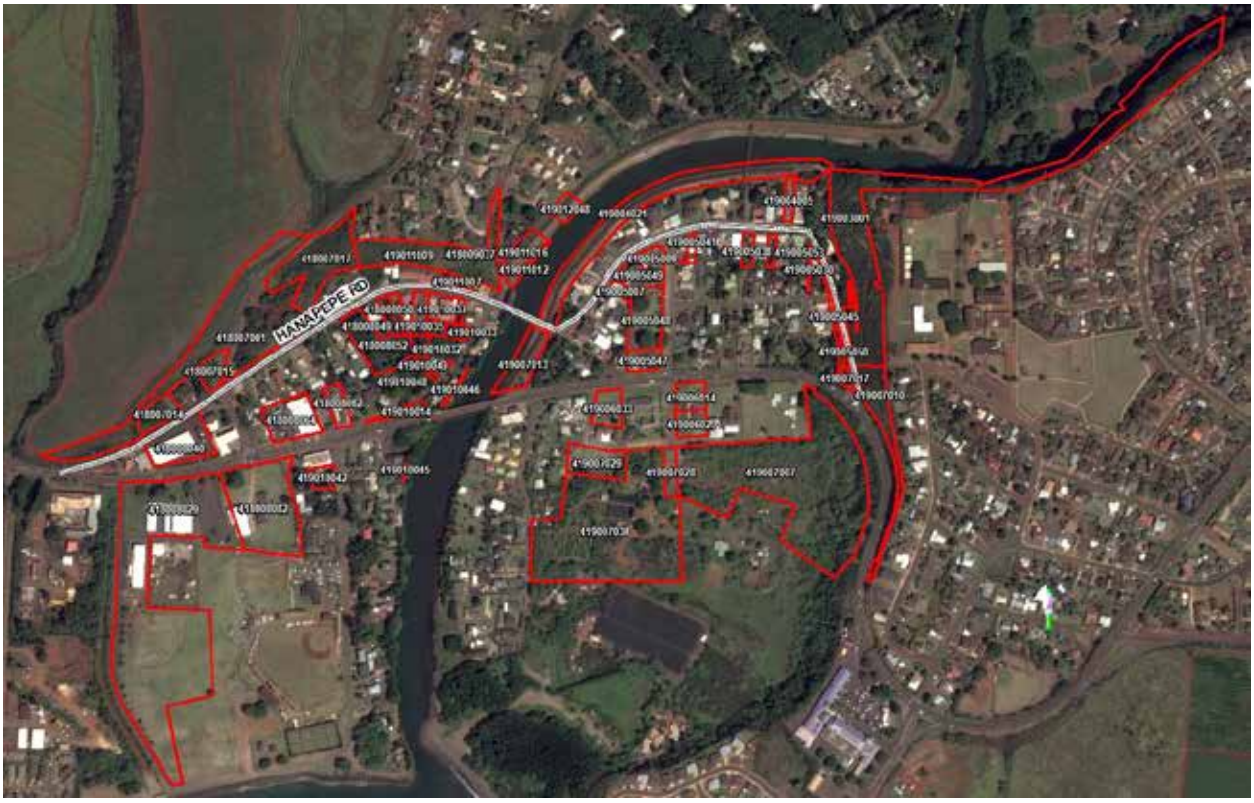
K-06

KAUAI

| | | |
|---|---|---|
| 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 working with its consultant to complete a Final Design for the Hanapepe Road improvements that will include 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 | 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 | Planning / Design / Construction: $ N/A |
| 18 | Funding Source/s | Planning / Design / Construction: N/A |
| 19 | Contact Person (Name, Email Address) | Jodi Higuchi Sayegusa, jahs@kauai.gov |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: | See aerial photograph for potential sites. |

## HANAPEPE INFILL REDEVELOPMENT

There are numerous State-owned lots 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.



# FundAGENCY TOD Project Fact Sheet

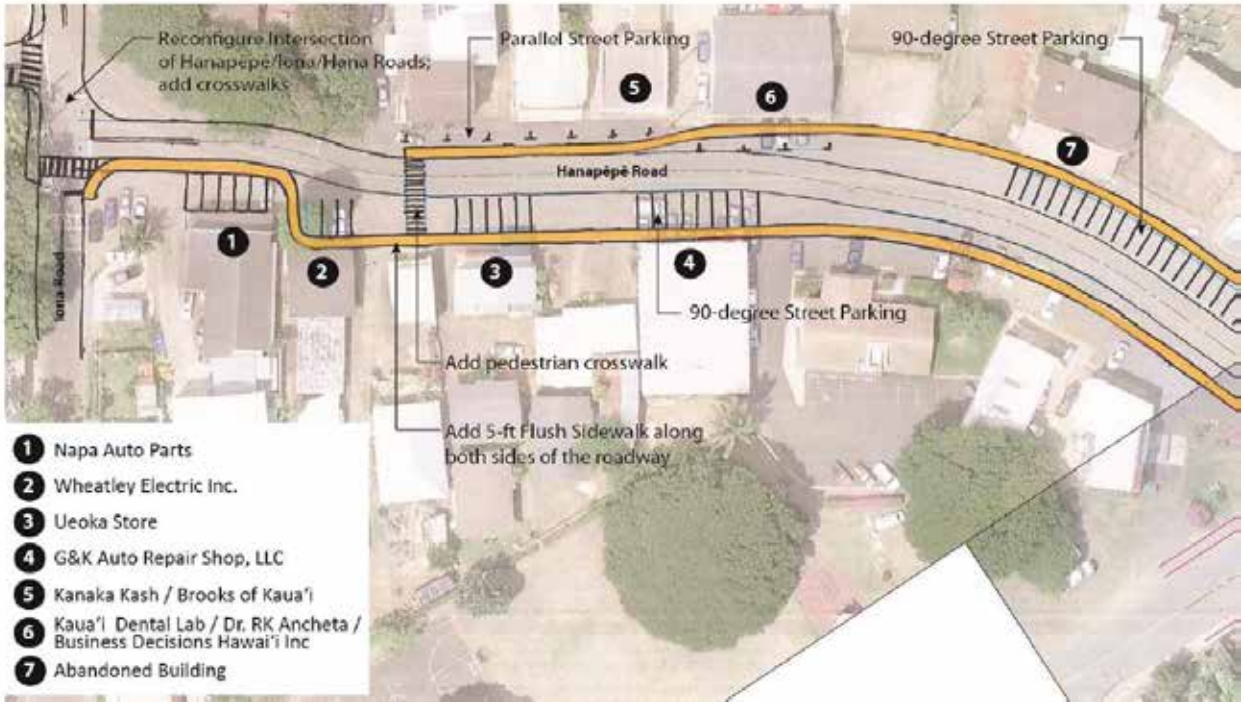
K-07

| | | |
|---|---|---|
| 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 working with its consultant to complete final design for 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 | Planning / Design / Construction |
| 15 | Project Status | Environmental work complete. Final design funded; design to proceed soon. Construction to start late 2024 or early 2025. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s $ | Planning / Design / Construction<br>• Design $900,000<br>• Construction is estimated at $5.5 million |
| 18 | Funding Source/s | Planning / Design / Construction<br>• 80% Federal Highways/State Transportation Improvement Program (STIP)<br>• 20% County Match: CIP or GET |
| 19 | Contact Person (Name, Email Address) | Michael Moule, mmoule@kauai.gov<br>Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments link to webpage: | |

## HANAPEPE COMPLETE STREETS IMPROVEMENT

The County is currently in the process to complete designs to reconstruct 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-08**

| | | |
|---|---|---|
| 1 | Agency | County of Kauai / Hawaii Health Systems Corporation |
| 2 | Transit Station/Bus Stop | Mahelona Hospital (Kapahi Shuttle Route) |
| 3 | Project Name | **Samuel Mahelona Memorial 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 public 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 | Planning: FY 2019-2024; Design: 2025-2026; Construction: 2027-on |
| 15 | Project Status | Planning. Revision of conceptual master plan to consider adjacent State properties/facilities is underway; programmatic EIS being prepared; master plan to be completed in 2023 & EIS in 2023. Funds appropriated by 2022 Legislature for Wailua-Kapaa water system improvements needed to support redevelopment. |
| 16 | Consultant/ Contractor/Developer | PBR Hawai‘i |
| 17 | Project Cost Estimate/s | Planning: $ 1.5M; Design: ; Construction: |
| 18 | Funding Source/s | Planning: State CIP; Design: ; Construction: |
| 19 | Contact Person (Name, Email Address) | Lance Segawa, Regional CEO, Kauai HHSC |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports | See attached aerial photograph. |
| | link to webpage: | https://www.planmahelona.com/ |

## SAMUEL MAHELONA MEMORIAL 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 administered and operated by the Hawaii Health Systems Corporation (HHSC). 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.

The HHSC completed an asset analysis to plan for the renovation and expansion of the hospital and prepared a preliminary conceptual master plan to consider other mixed uses and health care options for the hospital campus. The County of Kauai collaborated in the preliminary master planning process to ensure that housing was incorporated in the plan. A revised master plan is being prepared to include potential redevelopment of adjoining State parcels for additional housing and other uses. A programmatic EIS will be prepared for the revised master plan and infrastructure requirements needed to support plan implementation will be specified through this effort.

# AGENCY TOD
## Project Fact Sheet

**K-09**

KAUAI

| | | |
|---|---|---|
| 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 2013 community design charrette, 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 | Planning: 2018<br>Design: 2019-2020<br>Construction: 2021-2033 |
| 15 | Project Status | Notice to proceed issued to construction contractor June 2021; construction getting underway; improvements scheduled for completion in June 2023. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$<br>• Design $1.m<br>• Construction is estimated at $8.4m<br>• Construction engineering $1.1m<br>• $700,000 utilities |
| 18 | Funding Source/s | Planning / Design / Construction<br>• 80% Fed Highway/State Transportation Improvement Program (STIP)<br>• 20% County Match: CIP or GET |
| 19 | Contact Person (Name, Email Address) | Michael Moule, mmoule@kauai.gov<br>Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments 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**

KAUAI

| | | |
|---|---|---|
| 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 Safety & Mobility Projects (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 is 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 | Planning: 2018-2019<br>Design: 2018-2019<br>Construction: 2020-2021 |
| 15 | Project Status | • Plan/Design: Final design underway; RAISE grant awarded. 50% Complete plans received and approved.<br>• Construction: Anticipated to get funding obligation in May 2023. Anticipated for construction to begin in April- June 2024. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$<br>• Design $31<br>• Construction $30 mill |
| 18 | Funding Source/s | Planning / Design / Construction<br>• 80% Federal RAISE Funds<br>• 20% County Match: CIP or GET |
| 19 | Contact Person (Name, Email Address) | Michael Moule, mmoule@kauai.gov<br>Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments<br>link to webpage: | https://www.kauai.gov/Government/Office-of-the-Mayor/RAISE-Grant |

## POIPU ROAD MULTIMODAL IMPROVEMENTS

Based on a community design charrette hosted by the County in 2013, the County is completing designs to construct 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 was 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

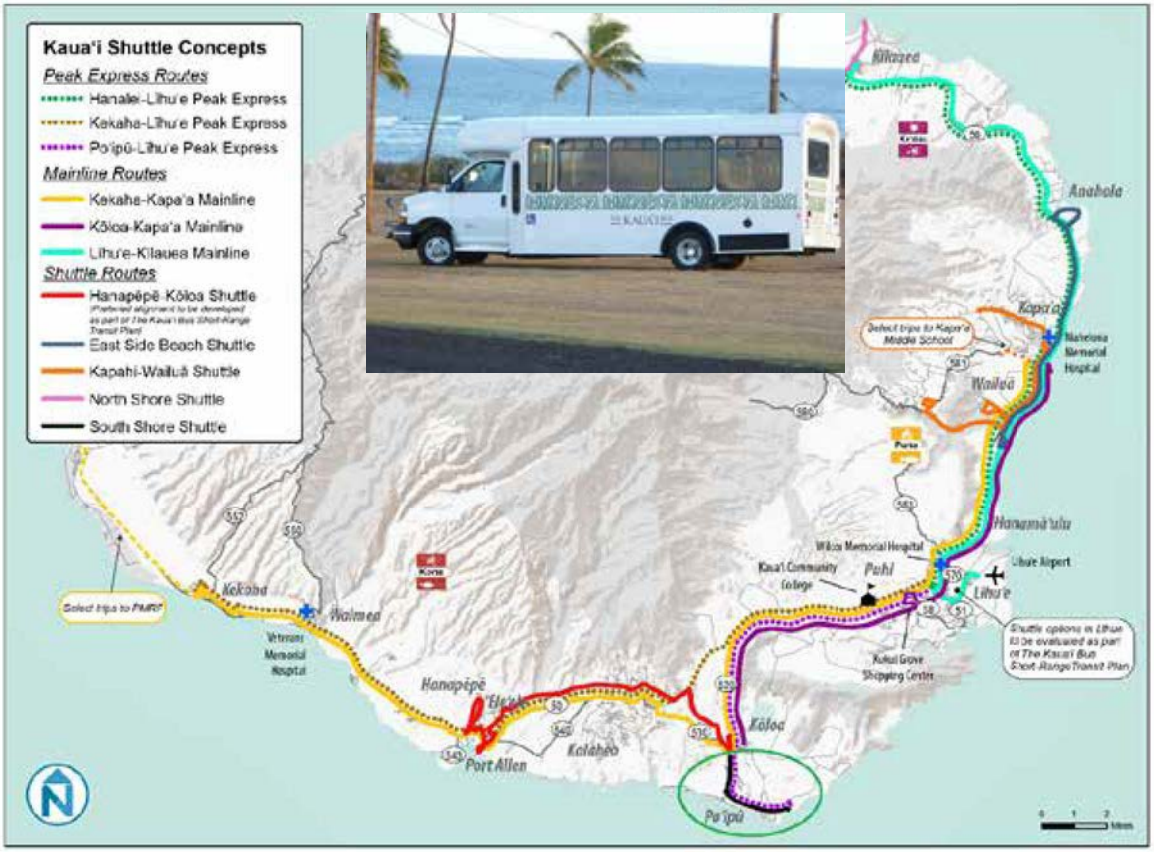
K-11

KAUAI

| | | |
|---|---|---|
| 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 | Planning / Design / Construction<br>To be determined, pending funding |
| 15 | Project Status | Included in Poipu Rd Safety Project, which recently received Federal RAISE Grant funding. Strategically located, accessible, ADA-compliant bus stops with passenger shelters are included in the project plans. Implementation/operational budget to be defined by end of Mar 2022. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction<br>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) | Celia Mahikoa, cmahikoa@kauai.gov<br>Jodi Higuchi Sayegusa, jhiguchi@kauai.gov |
| 20 | Attachments<br>link to webpage: | |

## SOUTH SHORE SHUTTLE

As a part of the recently completed Short Range Transit Plan, the County identified new and reconfigured local shuttles that can better connect to mainline service to provide shuttles within resort areas for visitors, and shuttles for employees working at the resorts. The proposed South Shore Shuttle will run along Poipu Road between Koloa and Poipu, linking residents of Koae Workforce Housing to jobs in Poipu, Lihue, and other parts of the island.




*http://www.kauai.gov/Government/Departments-Agencies/Transportation-Agency/Bus-Ride-Photos*

# AGENCY TOD
## Project Fact Sheet

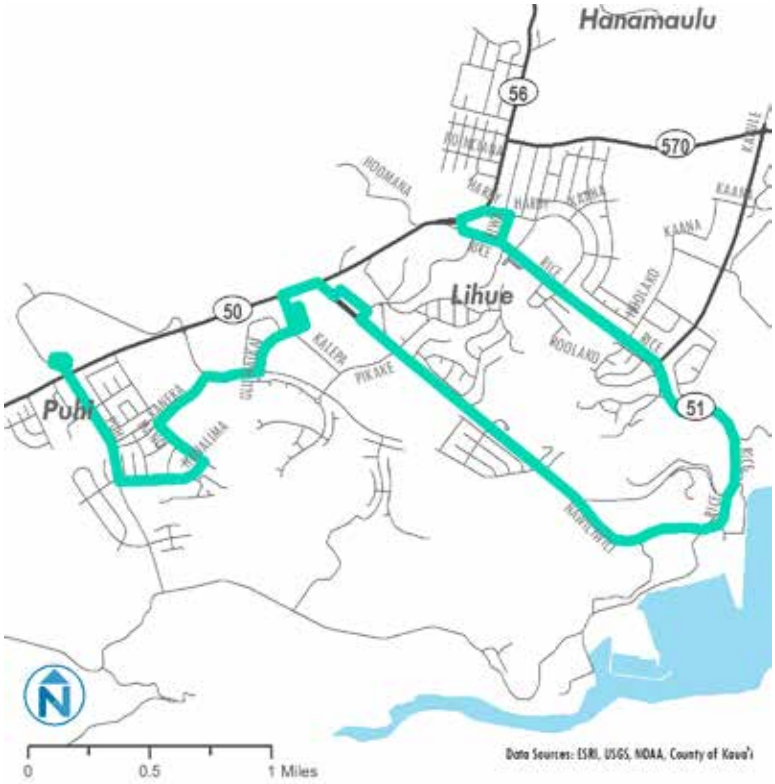
**K-12**

KAUAI

| | | |
|---|---|---|
| 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 | Planning / Design / Construction<br>To be determined, pending funding |
| 15 | Project Status | Review of existing & proposed bus stop locations being conducted to confirm accessibility & ADA-compliance at proposed bus stop locations; service to start in 2023. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction<br>Potential funding sources are the GET and General Fund |
| 19 | Contact Person (Name, Email Address) | Celia Mahikoa, cmahikoa@kauai.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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/TRD
## Project Fact Sheet

**K-13**

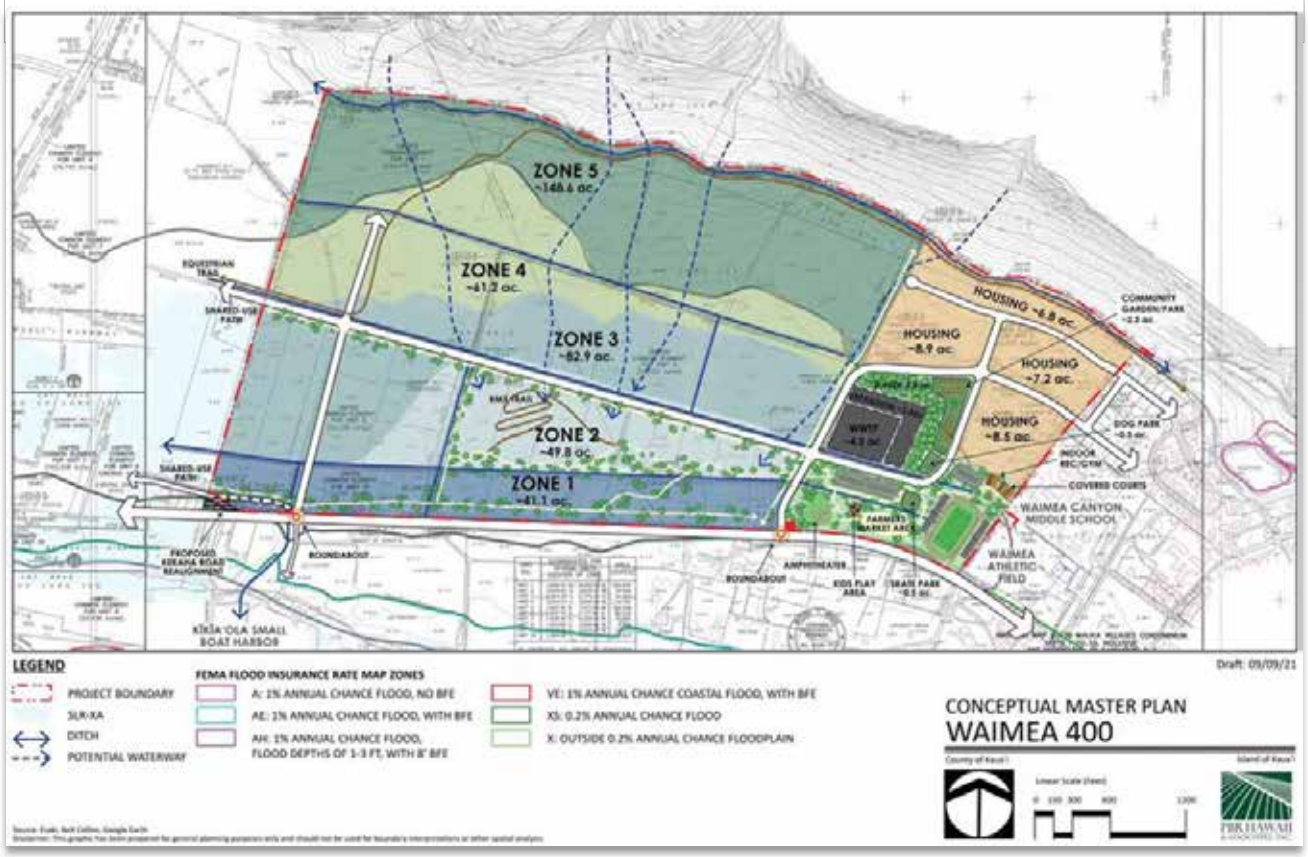
KAUAI

| | | |
|---|---|---|
| 1 | Agency | County of Kaua‘i, Planning Department & Kauai Housing Agency |
| 2 | Transit Station/Bus Stop | Bus stops on the Kekaha-Līhu‘e main line in Waimea |
| 3 | Project Name | **Waimea 400 (fka Waimea Lands Master Plan)** |
| 4 | Street Address | |
| 5 | Tax Map Key/s | (4) 1-2-006: 009 |
| 6 | Land Area (acres) | 417 acres |
| 7 | Zoning | Agriculture |
| 8 | Fee Owner | County of Kaua‘i |
| 9 | Lessee/s | Hartung Brothers and Maui Kupono Builders LLC (portions) |
| 10 | Current Uses | Agriculture and Asphalt Base Yard |
| 11 | Encumbrances (if any) | |
| 12 | Project Description | Site master plan will include site design and costs for proposed housing, future managed retreat area, along with recreational and community facilities. The site may also serve as a climate change and coastal hazards resiliency hub for the West Kaua‘i community. A shared use path may be included that connects the towns of Waimea and Kekaha. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | There is currently limited infrastructure for development. The property is currently zoned Agriculture. |
| 14 | Development Schedule | Planning / Design / Construction<br>Plan: complete Jan 2022 / TBD / TBD<br>Hsg: 2023-24 |
| | Project Status | Conceptual master plan COMPLETED. Housing master plan & Ch 343 docs to be prepared for Kauai Housing Agency w/ FY23 TOD CIP Plng grant. |
| 16 | Consultant/ Contractor/Developer | PBR HAWAII assisted the County Planning Department with the initial master plan phases. Other master plan studies, such as traffic and environmental analyses are to be determined. |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Plan: 215,000<br>Hsg: 425,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>Plan: County CIP<br>Hsg: St TOD CIP |
| 19 | Contact Person (Name, Email Address) | Leanora Kaiaokamalie, lkaiaokamalie@kauai.gov<br>Adam Roversi, Housing Director, aroversi@kauai.gov |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports | See attached map. |
| | link to webpage: | https://www.waimea400.com/ |

## WAIMEA 400 (WAIMEA LANDS MASTER PLAN)

The County of Kaua'i is redeveloping 417 acres of land on the west side of Kaua'i. The site was acquired by the County of Kaua'i and is currently zoned Agriculture. The Planning Department completed a master plan for the lands in January 2022. Uses considered in the master plan include agriculture, housing, parks and recreational facilities, and a shared use path between Waimea and Kekaha. Housing and other facilities will be linked to the existing Kekaha-Līhu'e mainline bus route. The site is also ideally situated to serve as a resiliency hub for the west side, and a portion of the site may be reserved to transfer development through managed relocation from areas that are currently developed but susceptible to the impacts of sea level rise. The timeframes, scale, and scope of development are currently unknown and will be determined in concert with the master plan process. TOD concepts will be considered and incorporated where appropriate as a part of the master plan. The resulting Conceptual Master Plan is seen below.

The Kaua'i Housing Agency received a State TOD CIP Planning grant in 2022 to prepare a conceptual master plan and HRS Chapter 343 environmental review documents for affordable housing on approximately 30 acres in the Plan area, seen in the Plan below. Approximately 200 residential units—a mix of multi-family and single family residences—are currently envisioned for the site, which is adjacent to a school, public hospital, and recreational fields, and within walking distance of Waimea Town.



# AGENCY TOD
## Project Fact Sheet

**K-16**

KAUAI

| | | |
|---|---|---|
| 1 | Agency | Kaua'i County Housing Agency |
| 2 | Transit Station/Bus Stop | Kīlauea Gym and Anaina Hou Park-and-Ride |
| 3 | Project Name | **Kīlauea Town Affordable Housing Expansion** |
| 4 | Street Address | Kīlauea Road and Ala Namahana Parkway Kīlauea, HI 96754 |
| 5 | Tax Map Key/s | TMK (4) 5-2-005: 024<br>TMK (4) 5-2-005: 023 (por., Lot II-A-2-B-4) |
| 6 | Land Area (acres) | 48 Acres |
| 7 | Zoning | TMK (4) 5-2-005: 024, 13.689-ac portion of TMK 5-2-005: 023 (por., Lot II-A-2-B-4), State Land Use Agricultural; remaining 11 ac of TMK 5-2-005: 023 (por., Lot II-A-2-B-4), State Land Use Urban |
| 8 | Fee Owner | B & D Properties LLC and Kīlauea Ohana Plateau LLC. County is purchasing TMK 5-2-005: 023 (por., Lot II-A-2-B-4 and filed petition for condemnation action set to be finalized January 2023 for TMK (4) 5-2-005: 024 |
| 9 | Lessee/s | |
| 10 | Current Uses | Vacant Land |
| 11 | Encumbrances (if any) | N/A |
| 12 | Summary Project Description | Development of affordable housing adjacent to Kilauea Town center, Phase 1, 40 units of multifamily rental, Phase 2, 40-80 single-family homes. County to undertake community master planning, pre-development studies and engineering |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Both sites need water and septic. Housing development on TMK 5-2-005: 023 (por., Lot II-A-2-B-4 will require road improvements for access, which are planned for 2025. |
| 14 | Development Schedule | Planning: 2023<br>Design: 2023/2024<br>Construction: 2024/2025 |
| 15 | Project Status | Project has $9M of CDBG-DR funds for construction, proj has HUD approval |
| 16 | Consultant/ Contractor/Developer | Consultant is currently being selected, Developer TBD |
| 17 | Project Cost Estimate/s $ | Planning: $500k<br>Design: $1.5M<br>Construction: $17M |
| 18 | Funding Source/s | Planning: TBD/County Funds<br>Design: $1M CDBG-DR, TBD<br>Construction: $8M CDBG-DR, LIHTC |
| 19 | Contact Person (Name, Email Address) | Adam Roversi, Housing Director, aroversi@kauai.gov |
| 20 | Attachments | link to webpage: County of Kaua'i General Plan (2018)<br>link to webpage: Kīlauea Town Plan (2005-6) |

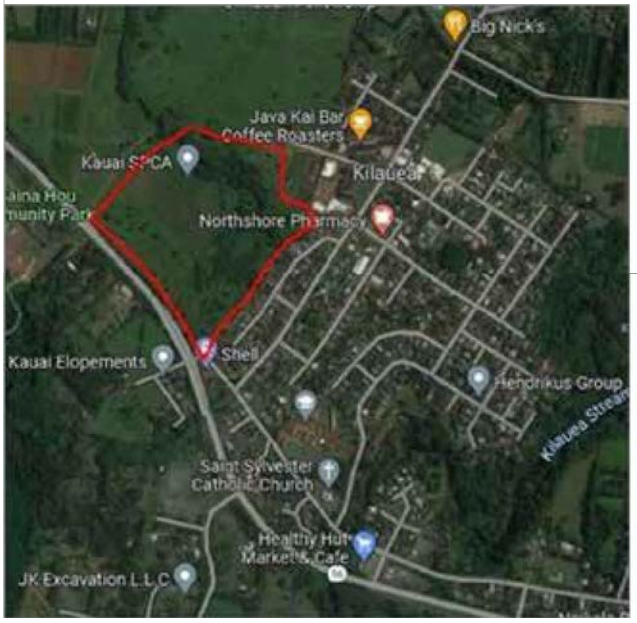
## KĪLAUEA TOWN AFFORDABLE HOUSING

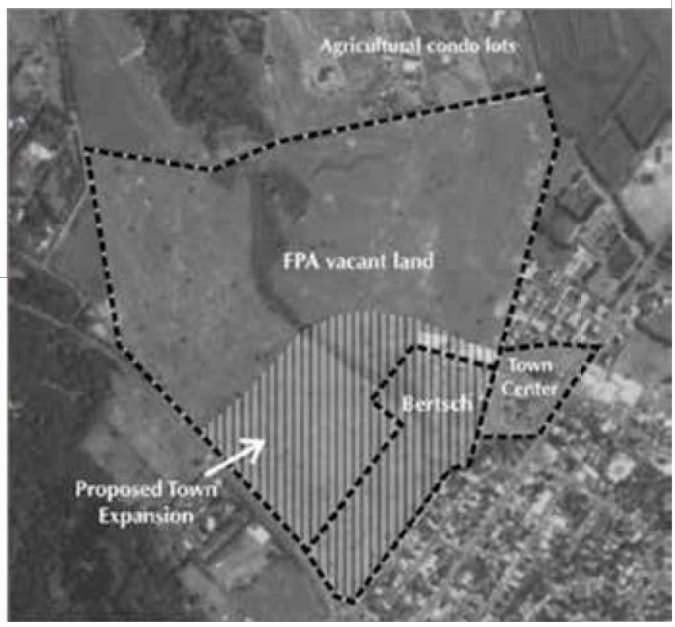
The Kaua'i County Housing Agency (KCHA) is proposing to develop affordable housing at Kīlauea Town on two adjoining parcels: 23.5 acres located at TMK (4) 5-2-5-24-6 and 24.2 acres located at TMK 5-2-5-23-6 Lot II-A-2-B-4. The parcels are adjacent to the commercial core of Kīlauea and designated in the Kaua'i County General Plan and Kīlauea Town Plan for expansion of the town specifically for development of affordable housing. The project aligns with TOD and other-directed growth and regional/place-based plans and objectives by strengthening and directing development toward the existing community of Kīlauea and creating a range of housing choices and opportunities that are walkable, bikeable, and resilient. The project site is located entirely outside of any hazard zones including flood and Sea Level Rise Exposure Areas.

KCHA in the process of selecting a consulting firm to perform master planning and pre-development environmental engineering to prepare the site for the proposed development, as well as to clarify or mitigate any barriers to development. This first phase of development activity will assist with determining the amount of funding needed and the types of funding most suitable for construction of the housing projects.

The first phase will engage community members in a series of meetings, which will focus on specific details of a master planned residential neighborhood to include approximately 40 units of multifamily rental units followed by 40-80 single-family homeownership opportunities. The input provided by the community is factored into developing conceptual site and building designs, which the required studies and engineering work will be based on.

A final subdivision map for TMK 5-2-5-23-6 shows roadway improvements connecting Kūhiō Highway to the extension of Keneke Street and plans for a shared use path along the ravine running through the property and connecting to Anaina Hou, which hosts the farmer's market, a park-and-ride, and community event spaces. These plans provide a bypass for visitor traffic headed to the Kīlauea Point National Wildlife Refuge, reducing traffic through Kīlauea Town resulting in improved safety for walking and biking. The Kīlauea Gym bus stop is 1 block from the project site providing access to mainline service.



# AGENCY TOD
## Project Fact Sheet

**K-17**

KAUAI

| | | |
|---|---|---|
| 1 | Agency | Hawai‘i Public Housing Authority |
| 2 | Transit Station/Bus Stop | Mahelona Hospital (Kapahi Shuttle Route) |
| 3 | Project Name | **Hale Nana Kai O Kea** |
| 4 | Street Address | 4850 Kawaihau Rd., Kapaa, HI 96746 |
| 5 | Tax Map Key/s | (4) 4-6-014:105 |
| 6 | Land Area (acres) | 3.46 acres |
| 7 | Zoning | State: Urban; County: R-1/ST Residential |
| 8 | Fee Owner | HPHA – State of Hawai‘i |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Federal public senior housing (38 dwelling units) |
| 11 | Encumbrances (if any) | N/A |
| 12 | Summary Project Description | Potential redevelopment to increase the number of dwelling units and integrate mixed-income residents |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Unknown – master plan will assess |
| 14 | Development Schedule<br>Ctrl + Tab to enter under headings > | Planning: 2024-2025<br>Design: As early as 2026<br>Construction: TBD subject to funding |
| 15 | Project Status | Pre-planning |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s<br>Ctrl + Tab to enter under headings >$ | Planning: 350,000<br>Design:<br>Construction: |
| 18 | Funding Source/s<br>Ctrl + Tab to enter under headings > | Planning: FY24 State TOD CIP<br>Design:<br>Construction: |
| 19 | Contact Person (Name, Email Address) | Andrew Tang, andrew.y.tang@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports<br>link to webpage:<br>link to webpage: | See attached images. |

## HALE NANA KAI O KEA REDEVELOPMENT

Hale Nana Kai O Kea is located just north of the town of Kapa'a on Kaua'i. Kapa'a is situated along Kaua'i's eastern shoreline, south of Anahola and north of Wailua. Hale Nana Kai O Kea is positioned between the Samuel Mahelona Memorial Hospital (SMMH) Medical Center and Kuhio Highway. Access to the medical center and housing property is provided from Kawaihau Road.

Hale Nana Kai O Kea was first occupied in 1977 and has a street address of 4850 Kawaihau Road. The property encompasses 3.47 acres and is identified by Tax Map Key (4) 4-6-014: 105. The existing HPHA community consists of 19 ground-level duplexes containing studio and one-bedroom units. A single-story common area building serves as a community center and laundry facility. The parcel is designated for "Urban" use by the State Land Use Commission and is zoned for "R-1/ST Residential" use by the County.

The objective of the proposed redevelopment is to leverage this nearly 3.5-acre State-owned parcel to preserve and create more affordable housing units to help alleviate the County and the State's housing shortage. The goal will be to redevelop the existing housing into a vibrant community asset that will tightly integrate into the master planned fabric that is envisioned by Hawaii Health System Corporation's (HHSC) Mahelona State Hospital redevelopment and the County of Kaua'i's planned Kawaihau Road multimodal improvements project. As a whole with the HHSC's and the County's plans, the redevelopment will include more compact, walkable blocks with a mix of housing types, community-oriented healthcare, public and preschool facilities, and open space.

The project site is shown below in the HHSC's SMMH Draft Conceptual TOD Master Plan (2023).

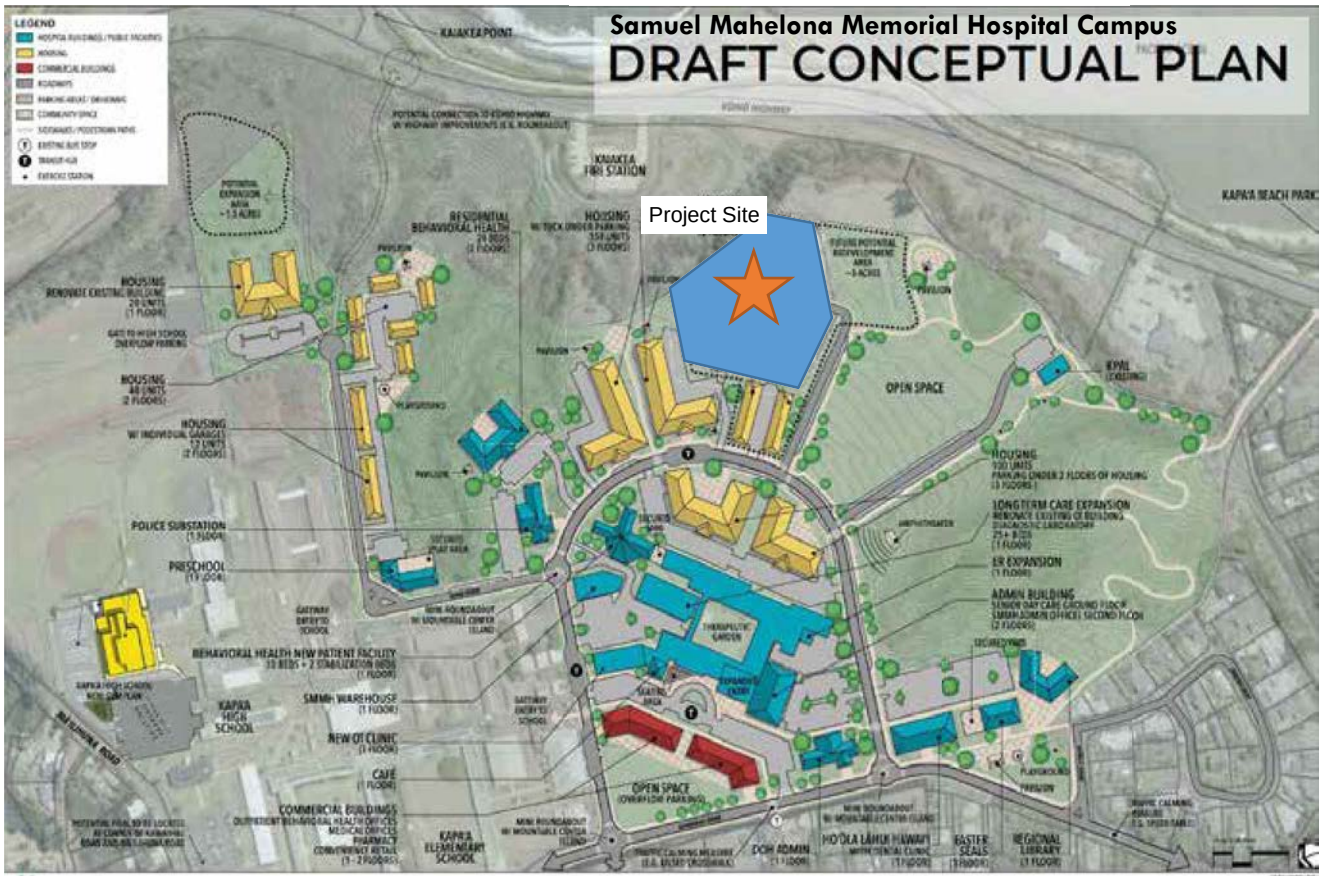



*Image Source: PBR HAWAI'I*

# AGENCY TOD
## Project Fact Sheet

**H-01**

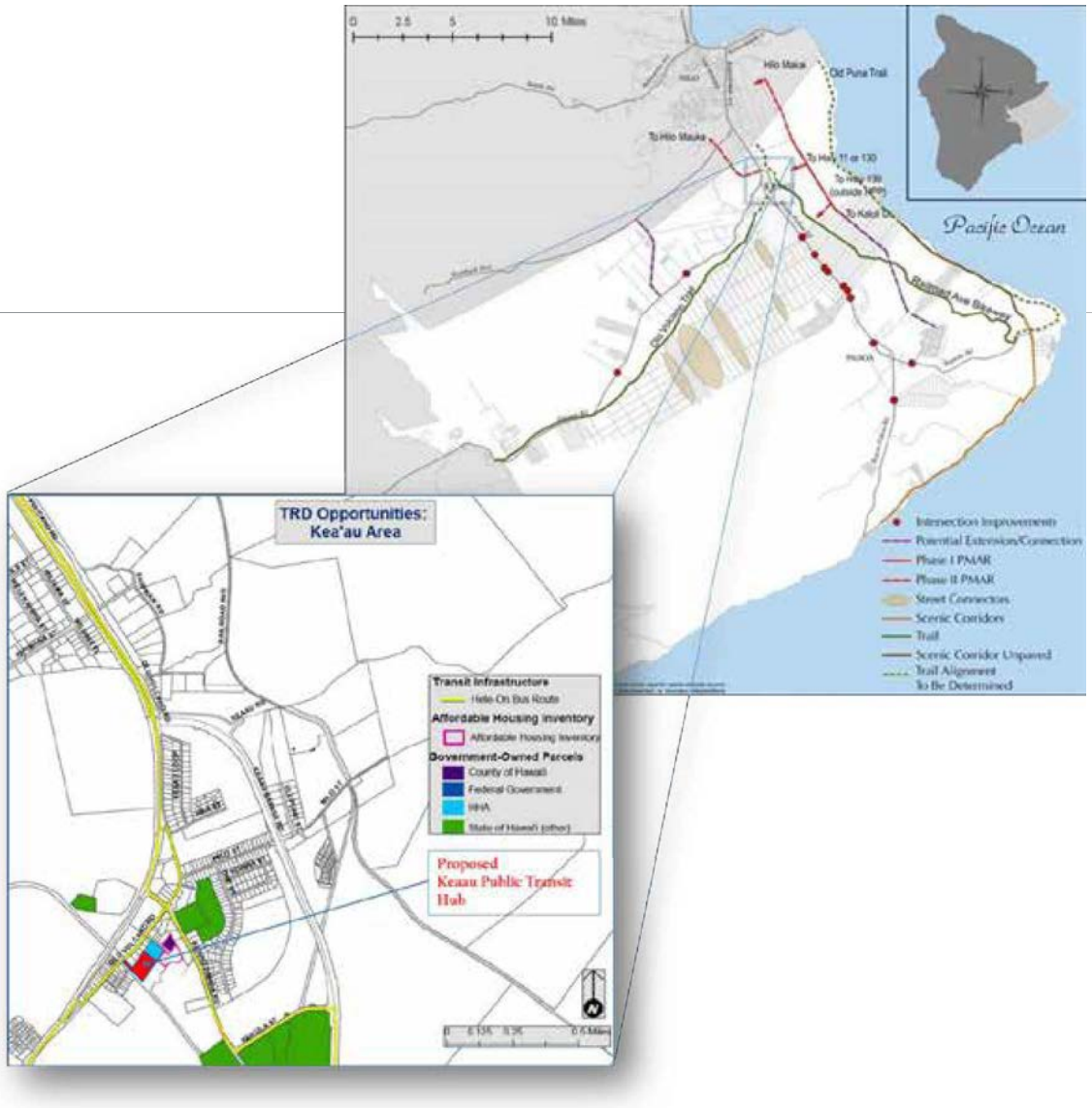
| | | |
|---|---|---|
| 1 | Agency | County of Hawaii Mass Transit Agency / County of Hawaii Planning Department |
| 2 | Transit Station/Bus Stop | Keaau Transit Hub |
| 3 | Project Name | **Keaau Public Transit Hub** |
| 4 | Street Address | 16-609 Old Volcano Road, Keaau, HI 96749 |
| 5 | Tax Map Key/s | (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 | TBD |
| 10 | Current Uses | Vacant, Propane Sales |
| 11 | Encumbrances (if any) | TBD |
| 12 | Project Description | Keaau Transit Hub and park and ride lot in Keaau Town, which is a commercial center at the crossroads of Upper and Lower Puna, to support County Mass Transit Agency conversion to hub-and-spoke bus system. Landowner willing to work with agencies on projects that benefit agencies, community, and commercial interests. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Limited public infrastructure; substandard private roadways with minimal connectivity and multimodal options |
| 14 | Development Schedule | Planning / Design / Construction<br>TBD |
| 15 | Project Status | Pre-Planning. Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by $3M COH GET. |
| 16 | Consultant/ Contractor/Developer | SSFM |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 200,000 / 400,000 / 2,500,000 Transit Hub |
| 18 | Funding Source/s | Planning / Design / Construction<br>County / State / State |
| 19 | Contact Person (Name, Email Address) | John Andoh, john.andoh@hawaiicounty.gov<br>Zendo Kern, zendo.kern@hawaiicounty.gov |
| 20 | Attachments<br>link to webpage: | https://www.planning.hawaiicounty.gov/general-plan-community-planning/cdp/puna/doc |

## KEAAU PUBLIC TRANSIT HUB

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.

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. The Puna Community Development Plan designates Keaau as a Regional Town Center that should contain commercial and public services that serve regional needs. 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.

To facilitate TOD, the Puna Community Development Plan has identified the need to establish Keaau as a major public transit hub. An in-town location would need to be acquired for the Keaau Transit Hub and park and ride lot. As of September 5, 2021, Hele-On converted to a "hub-and-spoke" system: in Keaau, Routes 10, 11/Red, 40, 402, and 403 would serve the proposed site. 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.



# AGENCY TOD
## Project Fact Sheet

H-02

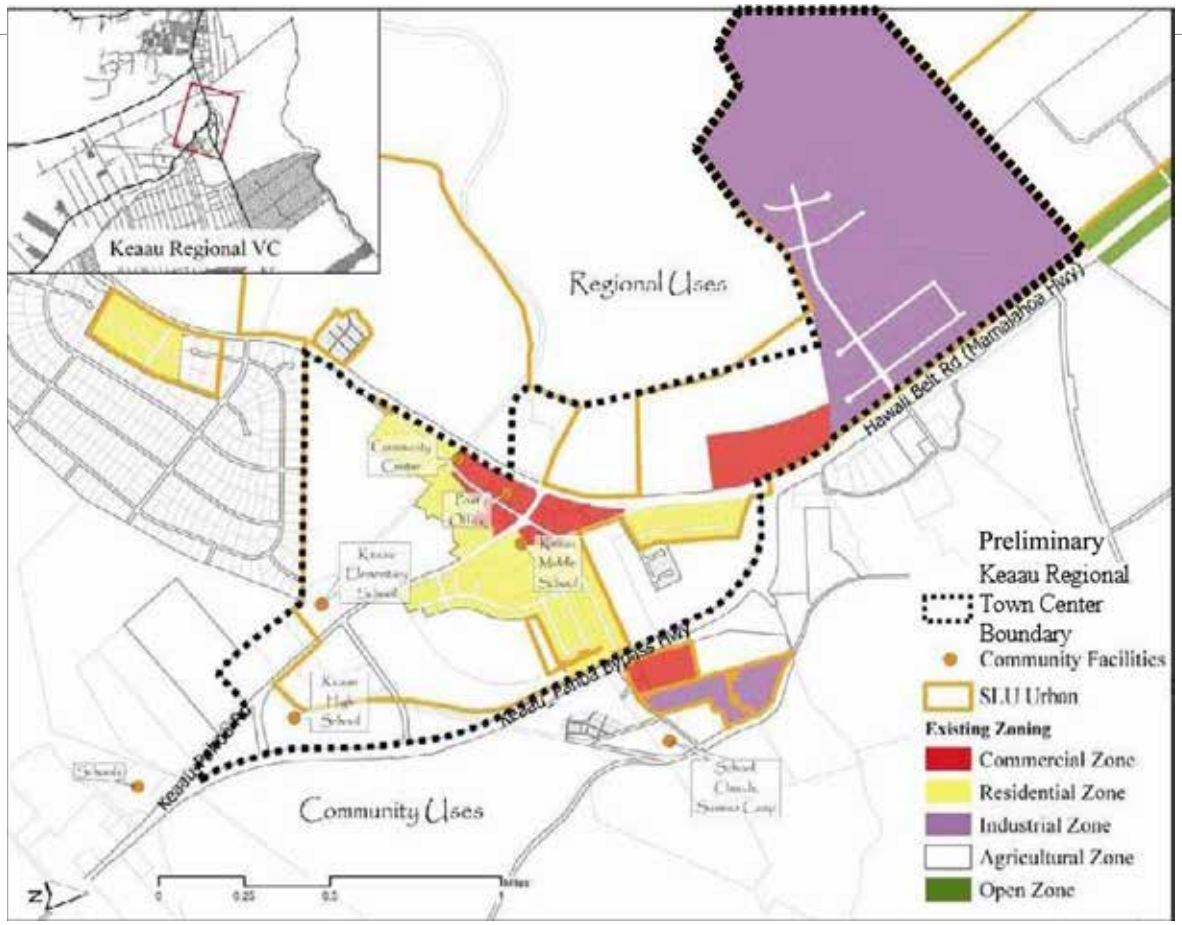
| | | |
|---|---|---|
| 1 | Agency | County of Hawaii |
| 2 | Transit Station/Bus Stop | Keaau |
| 3 | Project Name | **Keaau Public Wastewater System** |
| 4 | Street Address | District of Puna, County of Hawaii |
| 5 | Tax Map Key/s | TBD – WW Facilities |
| 6 | Land Area (acres) | TBD – WW Facilities |
| 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. Keaau lacks infrastructure, specifically wastewater facilities critical to development of mixed-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. Wastewater improvements that would benefit W.H. Shipman may facilitate acquisition of 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 | Planning / Design / Construction |
| 15 | Project Status | Pre-Planning. Received US EDA grant for Puna Region; RFP process begun for preparation of programmatic EIS of feasibility & site analysis for various locations in Puna District, including Keaau. Will require additional funds for final EIS, design & construction. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person (Name, Email Address) | April Surprenant, April.Surprenant@hawaiicounty.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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.

In 2022, the County of Hawaii Department of Environmental Management began preparation of the Facility Plan for the Puna District Wastewater Infrastructure concurrently with the Programmatic Environmental Impact Statement (PEIS). The Facility Plan will meet the requirements of the Hawaii Department of Health for a wastewater system planning document that will provide a road map for implementation. The PEIS will be drafted per HAR Chapter 11-200.1-24. The contents will fully declare the environmental implications of the proposed action and will discuss all reasonably foreseeable consequences of the actions. The anticipated completion of the Facility Plan and PEIS is Fall 2023.



# AGENCY TOD
## Project Fact Sheet

H-13

HAWAII

| | | |
|---|---|---|
| 1 | Agency | County of Hawai'i Mass Transit Agency |
| 2 | Transit Station/Bus Stop | Pāhoa Transit Hub for Proposed Routes 40, 401, 402 |
| 3 | Project Name | **Pāhoa Transit Hub Planning & Design** |
| 4 | Street Address | Within Pahoa Town, Puna District; tax map key to be determined |
| 5 | Tax Map Key/s | #-#-###: ### See next page<br>#-#-###: ### |
| 6 | Land Area (acres) | TBD—recommendation 2-9 acres |
| 7 | Zoning | TBD |
| 8 | Fee Owner | TBD |
| 9 | Lessee/s | None |
| 10 | Current Uses | Vacant land |
| 11 | Encumbrances (if any) | TBD |
| 12 | Project Description | The County of Hawai'i seeks to build a Mass Transit Bus Hub in the regional town center of Pāhoa, located in the district of Puna. The hub will serve the lower Puna Region and replace the interim hub located at Puna Kai Shopping Center. Project exploring potential co-location of public library with transit hub. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | 11 sites are being discussed, all with different opportunities and constraints ranging from size, proximity to services, and infrastructure improvements that including roadway widening. |
| 14 | Development Schedule | Planning: 2023 EA<br>Design: 2023<br>Construction: 2024-2025 |
| 15 | Project Status | Completed initial site review& concept, need to refine site selection, conduct design & environmental assessment |
| 16 | Consultant/ Contractor/Developer | SSFM |
| 17 | Project Cost Estimate/s | Planning: $550,000<br>Design: $250,000<br>Construction: TBD |
| 18 | Funding Source/s | Planning: GET/FTA/ TOD CIP/State CIP<br>Design: GET, State CIP<br>Construction: GET |
| 19 | Contact Person (Name, Email Address) | John Andoh, john.andoh@hawaiicounty.gov |
| 20 | Attachments / Links | Transit and Multi-Modal Transportation Master Plan, http://heleonmasterplan.com/wp-content/uploads/2018/08/180813-FINAL-FULL-REPORT-reduced.pdf. Puna CDP, https://www.hawaiicountycdp.info/puna-cdp/draft-plan-recommendations/1%20%20Puna%20CDP%20amended%20Nov-2011.pdf/view. Pahoa Transit Hub, http://www.heleonbus.org/news/information-regarding-the-pahoa-and-kona-transit-hubs/<br>Project webpage: http://pahoatransithub.info/ |

## PAHOA TRANSIT HUB

The Pāhoa Transit Hub Project in the district of Puna will be the first in the County of Hawaii's Mass Transit and Multi-Modal Transportation Plan to be built. The Puna Community Development Plan recognizes Pāhoa as a regional town center. The northern portion of Pāhoa straddling Highway 130 before Kahakai Blvd is intended for regional uses. Police, fire, a medical urgent care facility, and retail shops are located in this northern area. The southern area straddling Pahoa Village Road from 'Apa'a Street to Pahoa Bypass Road is primarily intended for residents of the Pāhoa community. This area also includes some regional facilities, such as the post office, a 50-acre regional park, and the intermediate and high school.

The project will be one of two bus hubs in the Puna district. Construction of the Pāhoa hub will transition the bus route operations in lower Puna to a hub-and-spoke model and add shorter circulation routes to neighboring communities, such as Nanawale, Hawaiian Beaches, and Kalapana. The longer distance Route #40 will operate with larger buses and fewer stops directly from Pāhoa to Hilo.

The County has partnered with the Hawaii Public Library System to consider the co-location of a new Pahoa Public Library with the transit hub. The project is in the planning stages, evaluating potential sites, including sites identified in an prior study shown below. The County will conduct community meetings and prepare an Environmental Assessment (EA) and conceptual site design for a preferred site.

# AGENCY TOD
## Project Fact Sheet

**H-03**

HAWAII

| | | |
|---|---|---|
| 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 | 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 |
| 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 | **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 $40 million.<br>The close distance that the Prince Kuhio Plaza Affordable Housing will have to the nearby Prince Kuhio Plaza shopping mall, which is a centrally located large commercial district and employment node, and to the new Transit Hub and Park/Ride Facility, will enhance the viability of this housing project by creating shopping and work opportunities, using transportation modes other than automobiles, and will be an excellent example of TOD development. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | TMK: (3) 2-2-047: 069<br>These sites are under the jurisdiction of Department of Hawaiian Home Lands<br>Sites will need infrastructure upgrades– for Sewer and Water systems<br>This site is and is currently being leased. |
| 14 | Development Schedule | Planning / Design / Construction<br>Prince Kuhio Plaza Affordable Housing – Planning Stage only |
| 15 | Project Status | Pre-Planning - Prince Kuhio Plaza Affordable Housing – Planning Stage only |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Prince Kuhio Plaza Affordable Housing / 40,000,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>County / State / State |
| 19 | Contact Person<br>(Name, Email Address) | Susan Kunz, susan.kunz@hawaiicounty.gov;<br>April Surprenant, April.Surprenant@hawaiicounty.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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**

HAWAII

| | | |
|---|---|---|
| 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 | Planning / Design / Construction |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 200,000 / 400,000 / 2,500,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>County / State / State |
| 19 | Contact Person (Name, Email Address) | John Andoh, john.andoh@hawaiicounty.gov;<br>April Surprenant, April.Surprenant@hawaiicounty.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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 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. 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 & Ridge facility area.

# AGENCY TOD
## Project Fact Sheet

**H-05**

HAWAII

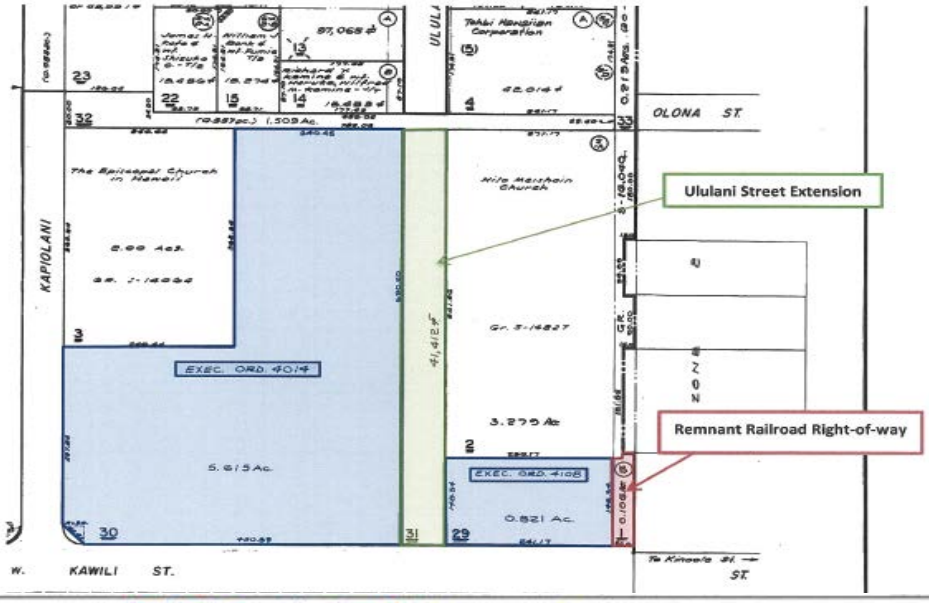
| | | |
|---|---|---|
| 1 | Agency | County of Hawaii |
| 2 | Transit Station/Bus Stop | University of Hawaii Hilo Transit Hub (about ½ mile away on W. Kawili St.) |
| 3 | Project Name | **Ka Hui Na Koa O Kawili Affordable Housing** |
| 4 | Street Address | W. Kawili St. and Kapiolani St., Hilo, HI 96720 |
| 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;<br>(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)<br>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 | The 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 with space for social services, management offices, and a laundry facility.<br>The project is close to the University of Hawaii at Hilo Transit Hub, which is a centrally located and next to the University of Hawaii at Hilo complex. This will enhance the viability of the project by enabling transportation and work opportunities and promoting transportation modes other than automobiles. The developer, 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 is an excellent example of how a mix of housing and supporting social services can be an asset in support of TOD development. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Site will need infrastructure upgrades – for Sewer and Water systems |
| 14 | Development Schedule | Planning / Design / Construction<br>Construction |
| 15 | Project Status | Project funded; Affordable Housing Agreement completed; construction to begin in 2022; scheduled completion 2023. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ Construction Cost / 25 to 30 Million |
| 18 | Funding Source/s | Planning / Design / Construction<br>County / State / State |
| 19 | Contact Person<br>(Name, Email Address) | Susan Kunz, susan.kunz@hawaiicounty.gov |
| 20 | Attachments<br>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-06**

HAWAII

| | | |
|---|---|---|
| 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 | Planning / Design / Construction<br>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 | Planning / Design / Construction<br>$ TBD |
| 18 | Funding Source/s | Planning / Design / Construction<br>TBD |
| 19 | Contact Person (Name, Email Address) | Ka lei Rapoza, Interim Vice Chancellor for Administrative Affairs, kaleihii@hawaii.edu;<br>Michael Shibata, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | Refer to: UHH Mauka Lands Master Plan Figures 1, 2, 3, 4, 5, 6, & 7 (not attached) |

## UH HILO UNIVERSITY PARK EXPANSION/HCC KOMOHANA CAMPUS

The University of Hawaii at Hilo proposes the University Park Expansion and proposed Hawaii Community College Komohana Campus and other University related functions that would enhance the University of Hawaii at Hilo and Hawaii Community College. The site lies on approximately 267 acres of land north and west of the existing University of Hawaii at Hilo campus. The University Park Expansion will encompass approximately 118 acres and the remainder of the parcel will be used to develop the proposed Hawaii Community College Komohana Campus on 122 acres and other University-related functions on 28 acres.

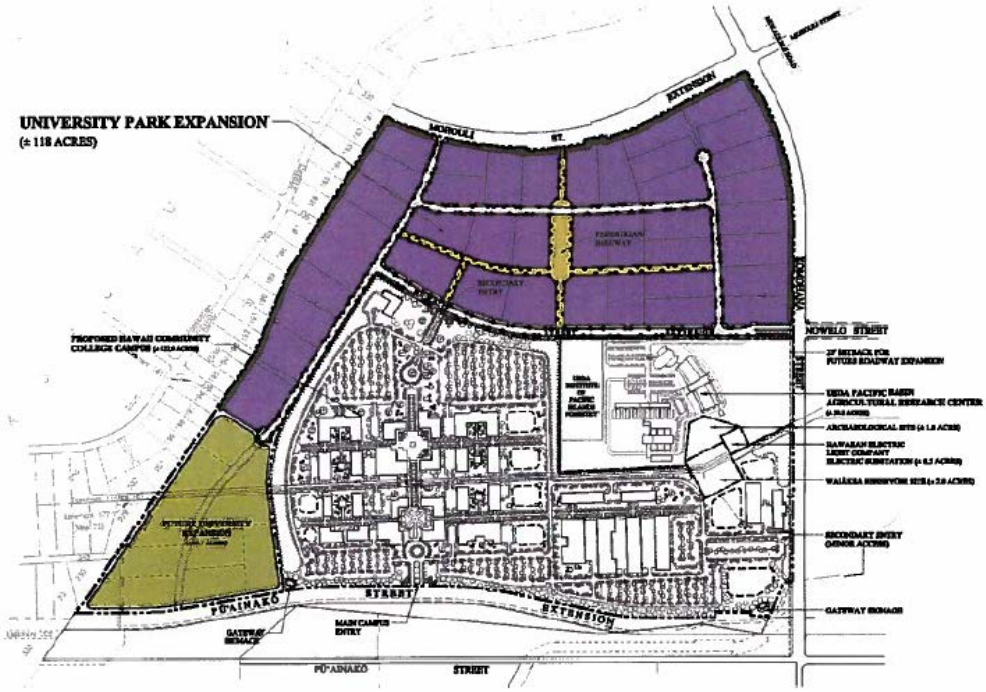



Figure 3
PRELIMINARY MASTER PLAN
UH HILO MAUKA LANDS MASTER PLAN

# 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 UH Hilo 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 (portion) |
| 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 UH Hilo campus. 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 | Planning / Design / Construction<br>TBD |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ TBD |
| 18 | Funding Source/s | Planning / Design / Construction<br>TBD |
| 19 | Contact Person (Name, Email Address) | Kalei Rapoza, Interim Vice Chancellor for Administrative Affairs, kaleihii@hawaii.edu;<br>Michael Shibata, Director for Strategic Development and Partnerships, shibatam@hawaii.edu |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | UH Hilo University Village Master Plan |

## UH HILO COMMERCIAL/MIXED USE/STUDENT HOUSING

The University of Hawaii at Hilo is 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 (Phase 1). 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-14**

HAWAII

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority / County of Hawai'i |
| 2 | Transit Station/Bus Stop | Proposed Bus Route 104, Hilo |
| 3 | Project Name | **Lanakila Homes/Complete Streets/Multi-Modal Improvements Project** |
| 4 | Street Address | 60 Holomalia Street, Hilo HI, 96720 |
| 5 | Tax Map Key/s | 2-4-028:007<br>#-#-###: ###<br>#-#-###: ### |
| 6 | Land Area (acres) | 29.3 Acres |
| 7 | Zoning | RD-3.75 Double-Family Residential District |
| 8 | Fee Owner | Hawaii Public Housing Authority |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Low-income public housing, 164 housing units currently built out and occupied |
| 11 | Encumbrances (if any) | U.S. Department of Housing and Urban Development Deed of Trust recorded on the property |
| 12 | Summary Project Description | Planning and design for the development of up to 125 low-income and affordable housing units, incorporating County Complete Streets and multi-modal transportation elements in site design and construction |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Address soil contamination onsite with approved remediation plan |
| 14 | Development Schedule | Planning: 2021-2022<br>Design: 2021-2022<br>Construction: 2023 |
| 15 | Project Status | Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; contract to be executed by end of 2021 with project commencing in early 2022; scheduled completion in 2023. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning: $250,000<br>Design: $250,000<br>Construction: $44,000,000 |
| 18 | Funding Source/s | Planning: TBD<br>Design: TBD<br>Construction: TBD |
| 19 | Contact Person<br>(Name, Email Address) | Kevin Auger, Redevelopment Officer, HPHA, kevin.d.auger@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

# AGENCY TOD
## Project Fact Sheet

**H-14**

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority / County of Hawai'i |
| 2 | Transit Station/Bus Stop | Proposed Bus Route 104, Hilo |
| 3 | Project Name | Lanakila Homes/Complete Streets/Multi-Modal Improvements Project |
| 4 | Street Address | 60 Holomalia Street, Hilo HI, 96720 |
| 5 | Tax Map Key/s | 2-4-028:007<br>#-#-###: ###<br>#-#-###: ### |
| 6 | Land Area (acres) | 29.3 Acres |
| 7 | Zoning | RD-3.75 Double-Family Residential District |
| 8 | Fee Owner | Hawaii Public Housing Authority |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Low-income public housing, 164 housing units currently built out and occupied |
| 11 | Encumbrances (if any) | U.S. Department of Housing and Urban Development Deed of Trust recorded on the property |
| 12 | Summary Project Description | Planning and design for the development of up to 125 low-income and affordable housing units, incorporating County Complete Streets and multi-modal transportation elements in site design and construction |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Address soil contamination onsite with approved remediation plan |
| 14 | Development Schedule | Planning: 2021-2022<br>Design: 2021-2022<br>Construction: 2023 |
| 15 | Project Status | Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; contract to be executed by end of 2021 with project commencing in early 2022; scheduled completion in 2023. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning: $250,000<br>Design: $250,000<br>Construction: $44,000,000 |
| 18 | Funding Source/s | Planning: TBD<br>Design: TBD<br>Construction: TBD |
| 19 | Contact Person (Name, Email Address) | Kevin Auger, Redevelopment Officer, HPHA, kevin.d.auger@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports<br>link to webpage: | |

# AGENCY TOD
## Project Fact Sheet

**H-08**

HAWAII

| | | |
|---|---|---|
| 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 emgage residents, businesses, property owners, stakeholders, and 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.<br>A Kailua-Kona Transit Hub to implement a hub-and-spoke bus system in the area is being planned. |
| 13 | Site Constraints<br>(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 | Planning / Design / Construction<br>TBD |
| 15 | Project Status | Pre-Planning |
| 16 | Consultant/ Contractor/Developer | To be determined. |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction<br>TBD |
| 19 | Contact Person<br>(Name, Email Address) | April Surprenant, April.Surprenant@hawaiicounty.gov<br>John Andoh, john.andoh@hawaiicounty.gov |
| 20 | Attachments<br>link to webpage: | https://www.planning.hawaiicounty.gov/general-plan-community-planning/cdp/kona |

## 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 Kailua Village.

# AGENCY TOD
## Project Fact Sheet

H-15

HAWAII

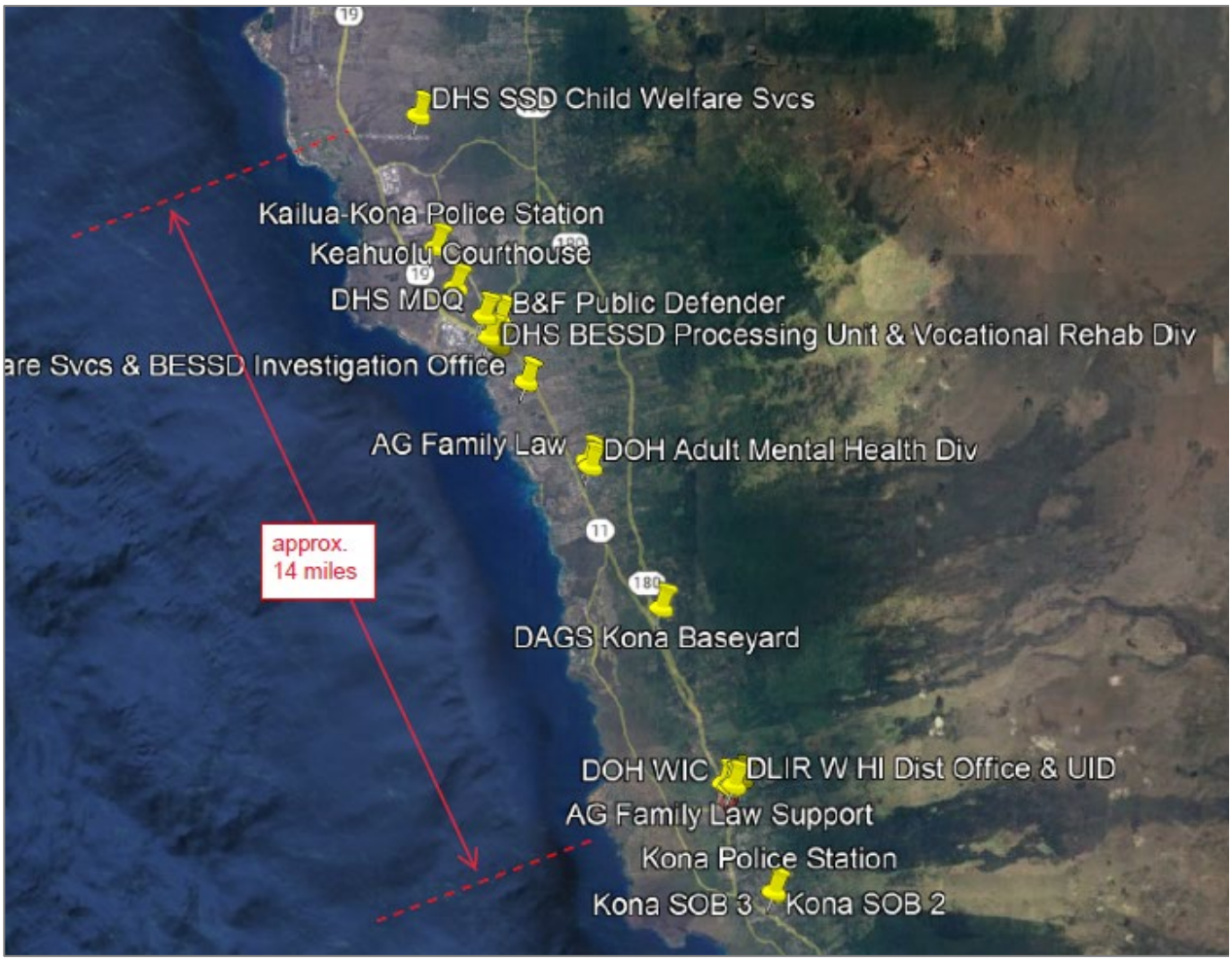
| | | |
|---|---|---|
| 1 | Agency | Department of Accounting and General Services |
| 2 | Transit Station/Bus Stop | Proposed Kailua-Kona Transit Hub |
| 3 | Project Name | **State Kailua-Kona Civic Center** |
| 4 | Street Address | To be determined |
| 5 | Tax Map Key/s | To be determined |
| 6 | Land Area (acres) | To be determined |
| 7 | Zoning | To be determined |
| 8 | Fee Owner | To be determined |
| 9 | Lessee/s | To be determined |
| 10 | Current Uses | To be determined |
| 11 | Encumbrances (if any) | Unknown |
| 12 | Summary Project Description | Development of a new State office building with an estimated 65,000 gross square feet, as well as parking for State vehicles, employees, and clients, to consolidate State offices located in the Kailua-Kona to Kealakekua region. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction<br>TBD |
| 15 | Project Status | Pre-planning |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ TBD |
| 18 | Funding Source/s | Planning / Design / Construction<br>TBD |
| 19 | Contact Person (Name, Email Address) | David DePonte, david.c.deponte@hawaii.gov |
| 20 | Attachments<br>OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports<br>link to webpage:<br>link to webpage: | |

## STATE KAILUA-KONA CIVIC CENTER

The State Department of Accounting and General Services (DAGS) plans to develop a new State office building with an estimated 65,000 gross square feet and parking for State vehicles, employees, and clients. DAGS anticipates that this development program would be necessary to consolidate State offices in leased space, as well as to relocate other offices currently dispersed throughout the Kailua-Kona to Kealakekua region. The majority of the clients for which these offices provide services for reside in or around Kailua-Kona.

The State currently leases a total of 35,311 square feet (sf) of office space from Kailua-Kona to Kealakekua at a cost of approximately $975,000 annually. Maintaining these offices in the Kailua-Kona area is desirable due to the location of clients, as well as proximity to other government services and operations. The consolidation of these offices to a new State office building would provide a "one-stop" for receiving public services as well as reducing the total square footage of office space leased by the State by DAGS, as required by Act 219, Session Laws of Hawai'i 2021. Maintaining a presence in Kailua-Kona as well as being near multi-modal transportation options increases accessibility to the public and encourages the work force at the facility to utilize public transit.

**State Leased Office Locations and Other State Facilities**



# AGENCY TOD
## Project Fact Sheet

**H-09**

HAWAII

| | | |
|---|---|---|
| 1 | Agency | County of Hawaii Mass Transit Agency |
| 2 | Transit Station/Bus Stop | Kailua-Kona Transit Hub for Routes 1, 2/Blue, 75, 76/Green, 90, 201, 202, 203, 204 |
| 3 | Project Name | **Kailua-Kona Transit Hub (fka Old Airport Park Transit Station, Makaeo)** |
| 4 | Street Address | Within South Kona District; tax map key to be determined |
| 5 | Tax Map Key/s | TBD |
| 6 | Land Area (acres) | TBD |
| 7 | Zoning | TBD |
| 8 | Fee Owner | TBD—recommendation 2-9 acres |
| 9 | Lessee/s | TBD |
| 10 | Current Uses | TBD |
| 11 | Encumbrances (if any) | None |
| 12 | Project Description | Kailua-Kona Transit Hub site selection, planning, and design. The County Mass Transit Agency is seeking a site for a transit hub for its bus services in central Kona. Currently, Kailua-Kona's primary transit stop is on Lehuia Street next to Kona Commons Target. No parking for automobiles or buses is provided at the site. No passenger seating or shelter is located on the site. Countyis partnering with State for potential co-location with transit hub of a new State Civic Center for the Kailua-Kona region. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | TBD |
| 14 | Development Schedule | Planning: $450,000; Design: $500,000; Construction: TBD |
| 15 | Project Status | Pre-Planning. $2.44M FTA funds & $610K in COH GET funds available for site selection, design, land acquisition; site selection process underway, final report in 2023; will need funding for construction to start late 2025. |
| 16 | Consultant/ Contractor/Developer | SSFM |
| 17 | Project Cost Estimate/s | Planning: $450,000; Design: $500,000; Construction: TBD |
| 18 | Funding Source/s | Planning: TOD CIP Grant, County GET, FTA; Design: County GET, FTA, County GET, FTA; Construction: County GET, FTA, County GET, FTA |
| 19 | Contact Person (Name, Email Address) | John Andoh, john.andoh@hawaiicounty.gov |
| 20 | Attachments | link to webpage: http://www.heleonbus.org/news/information-regarding-the-pahoa-and-kona-transit-hubs/ |

## KAILUA-KONA TRANSIT HUB

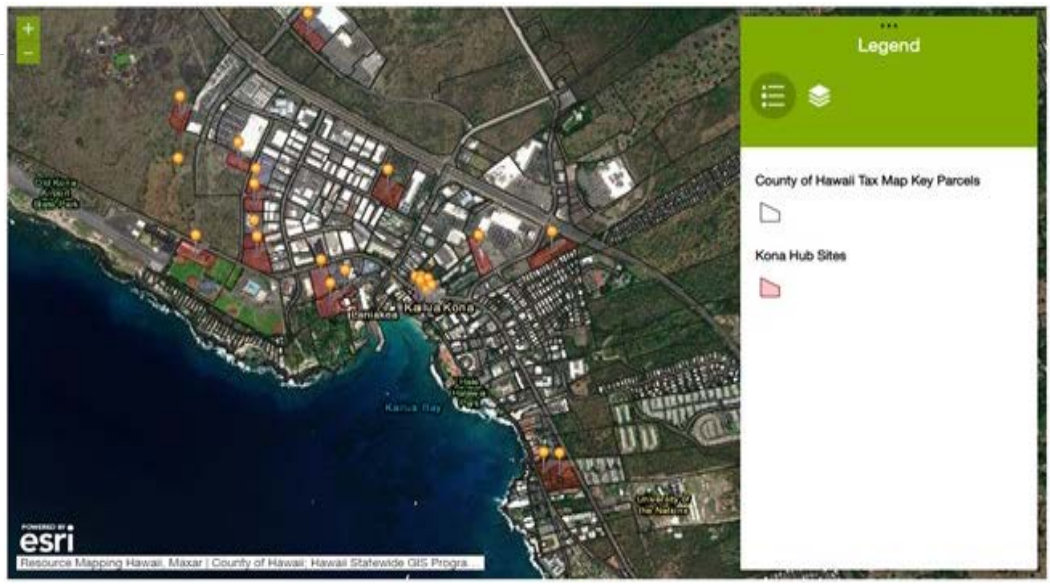
The County Transit and Multi-Modal Transportation Master Plan calls for the development of multiple hubs and transfer point improvements under a transit center development program, which is essential to implementing the hub-and-spoke system articulated in the Plan. Costs for these hub improvements will depend on sites selected, land costs, and site conditions. Siting and development of a Kona Transit Hub to support the County Mass Transit Agency's interregional and intra-regional bus services in central Kona is a high priority for the County.

Regional hubs like in Kona will include passenger shelters, seating, lighting, trash receptacles, as well as restrooms, bicycle racks or lockers, safe access and connections for pedestrians to neighboring community destinations, drop-off areas and parking, and potentially community functions or services.

The Kailua-Kona Transit Hub will provide the North and South Kona area with more reliable bus routes for local and intra-island travel, serving as the hub for Routes 1, 2/Blue, 75, 90, 201, 202, 203 and 204 serving the Kailua-Kona area. These routes radiate from Kailua-Kona and serve destinations such as Kona International Airport at Keahole, Hilo, Waimea, Ocean View, Pahala, Hawi, Waikoloa Village and South Kohala Resorts.

The Kailua-Kona Transit Hub would provide additional benefit for low-income and moderate-income residents accessing public transit as well as social- and civic-based services at a potential State Civic Center proposed to be co-located with the Transit Hub. The proposed State civic center will support the Department of Accounting and General Services (DAGS) goal of reducing leased office space and consolidating State offices in DAGS facilities. The State currently leases a total of 35,311 square feet (sf) of office space in the Kailua-Kona to Kealakekua area at a cost of $975,000 annually. The consolidation of these offices in a new State office building in the Kailua-Kona area would provide a "one-stop" for receiving public services, as well as reducing leased office space, as required by Act 219, Session Laws of Hawaii 2021. Maintaining a presence in Kailua-Kona as well as being near multi-modal transportation options increases accessibility to the public and encourages work force at the facility to utilize public transit.

Sites being considered for the Kona Transit Hub include those in the image below.



# AGENCY TOD
## Project Fact Sheet

**H-10**

HAWAII

| | | |
|---|---|---|
| 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 | **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 $165,000. This project is located at the edge of the Kaloko Makai Neighborhood TOD very close to the Ane Keohokalole Highway Mass Transit Corridor connecting Keahole Airport to Kailua Village. The proposed improvements will support – Transit Ready Development (TRD) for future development of Kaloko Makai Neighborhood Transit Oriented Development (TOD) area. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | Design/Construction. ADA improvements completed July 2020; awarded PY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person (Name, Email Address) | Susan Kunz, susan.kunz@hawaiicounty.gov |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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**

HAWAII

| | | |
|---|---|---|
| 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<br>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 $28 Million, and is expected to be completed in December 2017. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | This project is located within the Keahuolu Regional Center TOD midway between Kealakeke Parkway and Palani Road along the Ane Keohokalole Highway Transit Corridor connecting Keahole Airport to Kailua Village. |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | **Phase 1 COMPLETE.** Infrastructure issues, including water supply, need to be addressed for future phases. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ |
| 18 | Funding Source/s | Planning / Design / Construction<br>DURF, LIHTC, RHRF, CDBG |
| 19 | Contact Person<br>(Name, Email Address) | Susan Kunz, susan.kunz@hawaiicounty.gov |
| 20 | Attachments<br>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 / 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, EO4575 set aside Village 9 to HHFDC for affordable housing and related purposes; EO4683 withdraws the access road from EO4575; EO4684 sets aside the access road to the County of Hawaii. |
| 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. No water for HHFDC project; the National Park Service and cultural practitioners oppose additional well development. |
| 14 | Development Schedule | Planning: 4th Qtr CY2018; Design: 4th Qtr CY2022; Construction: 4th Qtr CY2023 |
| 15 | Project Status | Subdivision approved in July 2022 for Kukuiola Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received $4.25M in HHFDC funds for design/construction of access road; received $10M in federal funds for design/construction of Phase 1 of Kukuiola Village for emergency housing. |
| 16 | Consultant/ Contractor/Developer | Tinguely Development, Inc. |
| 17 | Project Cost Estimate/s $ | Planning: ; Design: ; Construction: |
| 18 | Funding Source/s | Planning: HHFDC/County/Fed; Design: HHFDC/County/Fed; Construction: HHFDC/CIP/County/Fed |
| 19 | Contact Person (Name, Email Address) | Stan S. Fujimoto, HHFDC Project Manager, stanley.s.fujimoto@hawaii.gov; Susan Kunz, susan.kunz@hawaiicounty.gov |
| 20 | Attachments 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 La'i'opua in Kealakehe, North Kona, Hawaii. Executive Order (EO) No. 4575 set aside Village 9 to HHFDC for affordable housing and related purposes. EO No. 4683 withdraws the access road from EO No. 4575 and EO No. 4684 sets aside the access road to the County of Hawaii. At the request of the County of Hawaii, approximately 19.1 acres of the makai (western) portion of the site will be leased to the County at $1/year for 65 years for emergency shelter and permanent housing for the homeless population. The mauka (eastern) portion of the site of approximately 13.2 acres (excluding the approximately 4.2 acres for plant preserves) 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 County is seeking approvals/permits for construction of the access road.

# 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, 004 (por.), 005 (por.), 013, 021, 022 (por.), 041, and (2) 4-5-028: 070 |
| 6 | Land Area (acres) | 1,033 acres (entire project) |
| 7 | Zoning | State: Urban<br>County: Agricultural |
| 8 | Fee Owner | State of Hawaii |
| 9 | Lessee/s | A0703 West Maui, L.P. |
| 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. Kaiāulu o Kūku'ia is the initial affordable housing project development under construction with 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 | Planning: 1st Qtr CY2019<br>Design: 4th Qtr CY2021<br>Construction: 4th Qtr CY2024 |
| 15 | Project Status | Kaiāulu o Kūku'ia, formerly known as Keawe Street Apts at the Villages of Leali'i, is under construction; estimated to be completed in 4th Quarter 2024. |
| 16 | Consultant/ Contractor/Developer | Munekiyo Hiraga; Design Partners, Inc.; Fukumoto Engineering, Inc./Goodfellow Brothers LLC; Maryl Group Construction, Inc./A0703 West Maui, L.P. |
| 17 | Project Cost Estimate/s | Planning: $ 1,200,000<br>Design: 3,000,000<br>Construction: 116,600,000 |
| 18 | Funding Source/s | Planning: HHFDC<br>Design: HHFDC/CIP<br>Construction: HHFDC/CIP |
| 19 | Contact Person (Name, Email Address) | Dean Minakami, dean.minakami@hawaii.gov |
| 20 | Attachments<br>link to webpage: | |

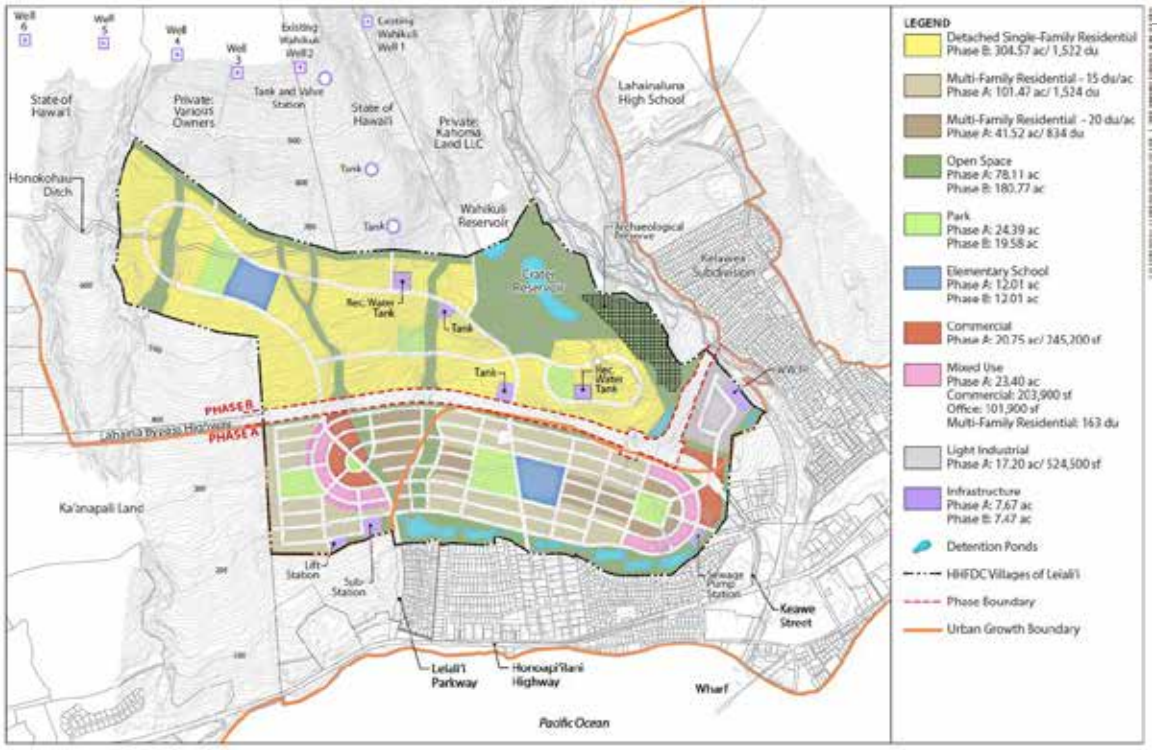
## VILLAGES OF LEIALI‘I AFFORDABLE HOUSING

The Villages of Leiali‘i is a master planned community centrally located in West Maui just mauka of Lahaina Town. The Hawaii Housing Finance and Development Corporation (HHFDC), as landowner and master developer of the project, will be providing much needed housing for the West Maui area, with more than 50% of residential units affordable to households at 140% or below the AMI. In the 2012 Maui Island Plan, the Urban Growth Boundary for the Villages of Leiali‘i community was limited to 245 acres and 1,200 residential units, allowing for the development of most of the undeveloped lands makai of the Lahaina Bypass Road. In October 2020, the West Maui Community Plan approved approximately 50 acres of the Urban Growth Boundary area for Residential use and the balance for Agriculture use.

The master plan for Leiali‘i calls for a new urbanist community with compact, higher-density, walkable neighborhoods with a mixture of residential unit types, mixed-use neighborhood centers, and good connectivity for all modes of travel. (Master Plan Concept 2 figure) All of the commercial centers, major parks and schools have ¼ mile walking radii from the centers. The road system is comprised of interconnected streets that relate to the density of the underlying land use – with higher density land use, where there is a finer network of roads. Sidewalks are provided on all roads on both sides of the street. Bus transit routes and stops are integrated with the existing routing to make Leiali‘i a transit-ready community.

In January 2019, after a request for proposals process, HHFDC selected Ikaika Ohana as the developer of Kaiāulu o Kūku'ia, formerly known as Keawe Street Apartments at the Villages of Leiali‘i, a 200-unit affordable multi-family rental housing project along the lower boundary of the project site. The Kaiāulu o Kūku'ia project commenced construction in July 2022 and is estimated to be completed in October 2024. HHFDC is exploring options with DHHL for further development at the Villages of Leiali‘i.

Infrastructure assessments were performed as part of the EIS for the updated master for the Villages of Leiali‘i Affordable Housing Project in 2012. After the Kaiāulu o Kūku'ia project, additional development at the Villages of Leiali‘i requires an on-site private wastewater treatment plant. A Honokowai well system will be developed by DHHL to supply a portion of the water needs for the planned Leiali‘i developments.




Note: Lot lines shown are approximate and for illustrative purposes. Imagery is from Google.

**Figure 2-2**
**LAND USE PLAN CONCEPT TWO**

# AGENCY TOD
## Project Fact Sheet

**M-06**

MAUI

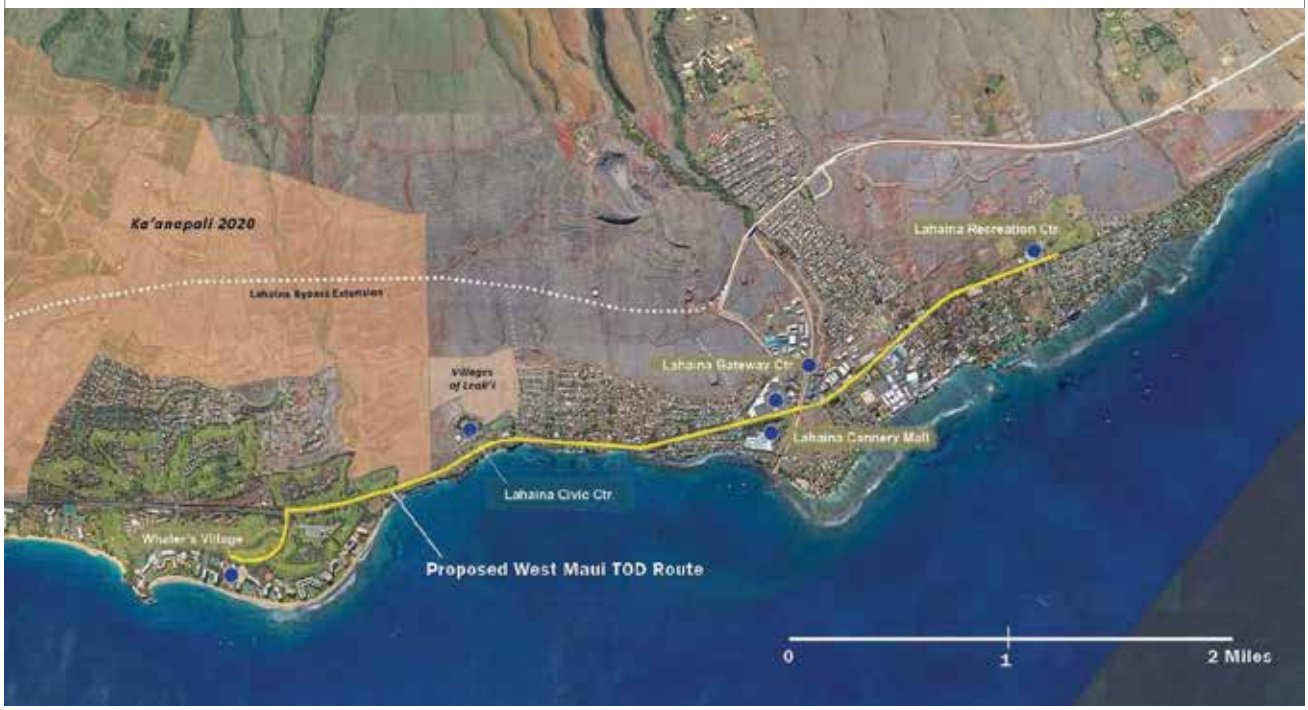
| | | |
|---|---|---|
| 1 | Agency | County of Maui |
| 2 | Transit Station/Bus Stop | Lahaina Recreation Complex and Whaler's Village in Kaʻanapali |
| 3 | Project Name | **West Maui Transit Oriented Development Corridor Plan** |
| 4 | Street Address | Honoapiʻilani Highway |
| 5 | Tax Map Key/s | n/a |
| 6 | Land Area (acres) | 2,004 acres |
| 7 | Zoning | Various |
| 8 | Fee Owner | Multiple State, county, and private |
| 9 | Lessee/s | n/a |
| 10 | Current Uses | Corridor contains civic, retail, single and multi-family residential,commercial, hotel/resort, elementary/middle/high school, UH satellite campus, office, parks, medical/health, greenways and trails, and other public facilities |
| 11 | Encumbrances (if any) | n/a |
| 12 | Summary Project Description | Planning and development of an implementation strategy for a transit corridor running along Honoapiʻilani Highway from the Lahaina Recreation Complexto Whalers Village in the Kaʻanapali Resort area. Objectives include improving connectivity between Kaʻanapali and Lahaina for residents, employees and visitors; assessing market conditions for affordable/workforce housing, assessing infrastructure capacity to meet future growth; to locating a transit hub; increasing transit availability in close proximity to affordable housing, jobs and commercial uses; improving pedestrian and bicycle safety throughout Lahaina and to/from Kaʻanapali; and completing West Maui Greenway realignments from southern part of Lahaina through Kaʻanapali. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Infrastructure: water, sewer; archeological sites and historic district |
| 14 | Development Schedule | Planning / Design / Construction<br>FY 2021 |
| 15 | Project Status | Planning. Awarded FY21 TOD CIP Planning grant; consultant selected; notice to proceed to be issued in Dec 2021. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ $500,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>State |
| 19 | Contact Person (Name, Email Address) | Pam Eaton, Pam.Eaton@co.maui.hi.us |
| 20 | Attachments | Map of West Maui TOD corridor, Hele Mai Maui 2040 Long Range Transportation Plan - https://issuu.com/mauimpo/docs/hele_mai_maui_final_plan_2019_final_for_print?fr=sOTg0YTUyMTAyOQ |
| | link to webpage: | West Maui Community Engagement Web Site - https:westmaui.wearemaui.org/.<br>Latest draft of the West Maui CommunityPlan - https://wearemaui.konveio.com/draft-west-maui-community-plan- june-2020 |

## WEST MAUI TOD CORRIDOR PLAN

The West Maui TOD Corridor Plan provides an exciting catalyst to begin to implement many of the West Maui Community Plan and Hele Mai Maui TOD (transit-oriented development), multi-modal and other transportation polices, projects, and programs. The TOD Corridor runs from the Lahaina Recreation Complex (Honoapiʻilani Highway and Shaw Street) 3.6 miles along Honoapiʻilani Highway up to Whaler's Village in the Kaʻanapali Resort area. This corridor provides a critical linkage between Lahaina town, where much of the West Maui population and workers reside, and Kaʻanapali, the major destination for visitors staying in West Maui.

The community plan land use designations for Maui County have recently been updated and are applied to the update of the West Maui Community Plan. The land uses within the Corridor reflect mixed-uses, combining compatible uses with more residential use and offer differing densities and scale in order to preserve the location's sense of place and character as appropriate. The mixed-use designations promote compact, interconnected communities with an emphasis on walking, biking and access to transit for all housing. The community plan land use designations proposed through much of the Corridor are Urban Center Corridor (UCC), Small Town Center (STC), Employee Center (EC), and Residential (R). All of these land uses would support greater residential densities and infill development. Both EC and UCC support a range of employment uses such as light manufacturing, business incubators and areas that may also include amenities that serve employees such as retail, restaurant, and live-work spaces. The UCC community plan designation is intended to create transit-friendly areas that are, or plan to be, characterized by high-density commercial, employment and residential uses.

A TOD Corridor Plan for West Maui would provide the opportunity to develop Honoapiʻilani Highway as a multimodal corridor between Lahaina and Kaʻanapali. The corridor is a spine that promotes safe and comfortable access for public transit riders, pedestrians and cyclists for shopping, commuting to work, visitorstravelling to attractions and other forms of entertainment, and activities. This project will result in a master plan that incorporates a variety of ways to get around, along with improvements to provide better access between affordable housing and jobs



# AGENCY TOD
## Project Fact Sheet

**M-02**

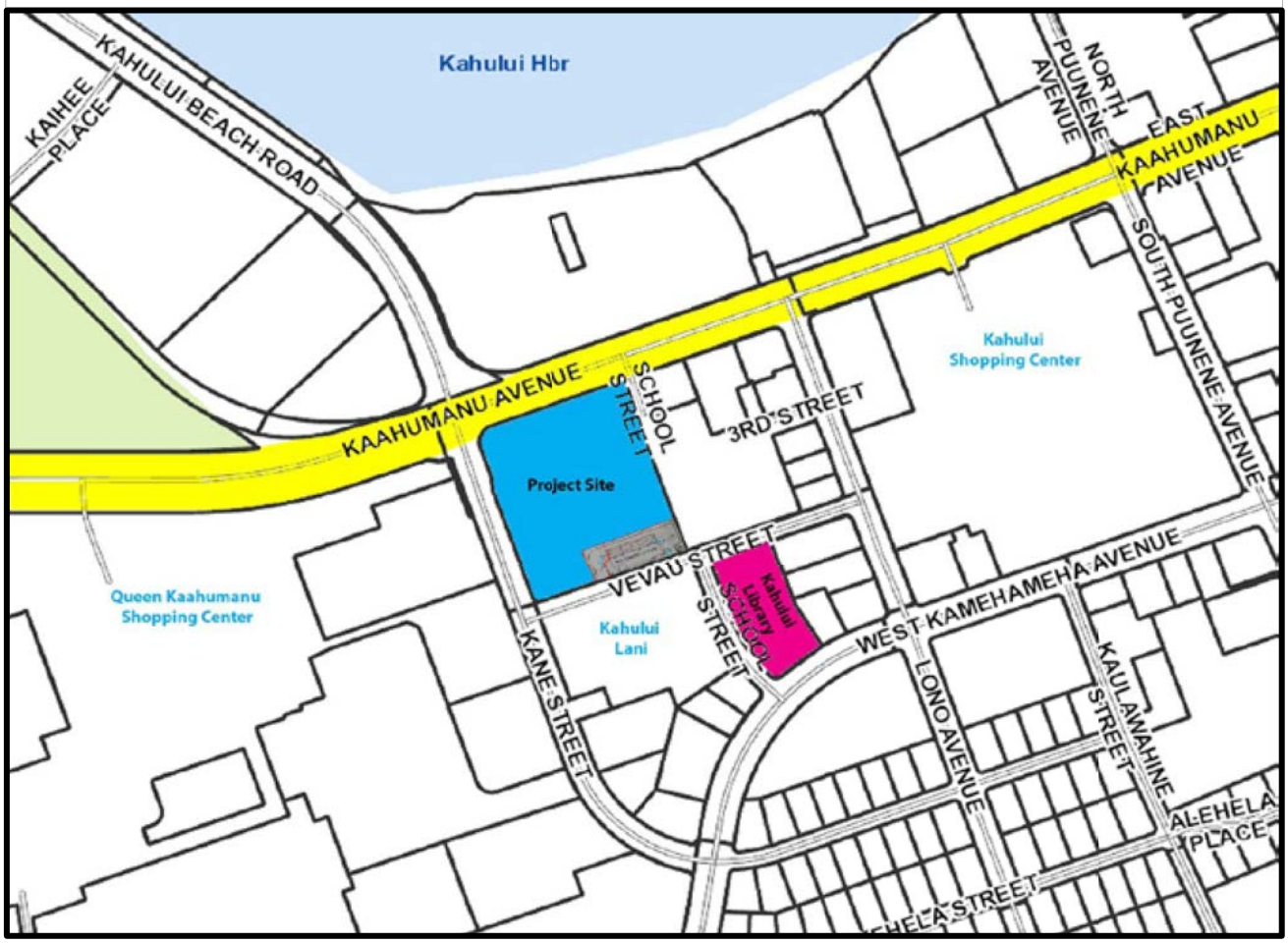
MAUI

| | | |
|---|---|---|
| 1 | Agency | Hawaii Housing Finance and Development Corporation,<br>Department of Accounting and General Services, County of Maui |
| 2 | Transit Station/Bus Stop | Central Maui Transit Hub |
| 3 | Project Name | **Kahului Civic Center Mixed-Use Complex** |
| 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 | B-2, Business-Community |
| 8 | Fee Owner | State of Hawaii; Executive Order (EO) No. 4590 sets aside the property to HHFDC for development of a mixed-use project consisting of multi-family affordable rental housing, office space/civic center, parking, new Maui bus hub and other incidental uses purposes. |
| 9 | Lessee/s | |
| 10 | Current Uses | DOE Adult Education and Lawnmower Operations |
| 11 | Encumbrances (if any) | EO 4590 |
| 12 | Project Description | Development of a mixed-use project that includes residential rental housing, DAGS Civic Center needs in Kahului, a State public library, structured parking, and the new Maui bus hub. |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | Undetermined water and sewer infrastructure and capacity |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | The new Maui bus hub is under construction; estimated completion Q1 2023. Final EA for housing & civic center uses at the parcel published May 8, 2022; HHFDC is revising the AIS for approval by SHPD; HHFDC RFP for master planning/development of affordable housing to be issued in 2023. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; scheduled completion spring 2023. |
| 16 | Consultant/ Contractor/Developer | G70 |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ 1,500,000 / 200,000 |
| 18 | Funding Source/s | Planning: HHFDC/CIP, TOD CIP<br>Design: HHFDC/CIP<br>Construction: HHFDC/CIP |
| 19 | Contact Person<br>(Name, Email Address) | Denise Iseri-Matsubara, denise.iseri-matsubara@hawaii.gov<br>Chris Kinimaka, DAGS Planning, chris.kinimaka@hawaii.gov |
| 20 | Attachments<br>link to webpage: | |

## KAHULUI CIVIC CENTER MIXED-USE COMPLEX

The State owns an underused 5.6-acre parcel on Kaahumanu Avenue, which can be developed for a mixed-use rental housing project that includes consideration of the DAGS civic center needs in Kahului. 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 (SCR145, SLH2017). This site presents an opportunity to create classic infill development that 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 UH Maui Community College campus, Maui Memorial Hospital, schools, and the County seat of government. The property is appropriately zoned B-2 Business Commercial, which would allow multifamily dwellings, and buildings owned or operated by government agencies. In 2020, the Hawaii Public Library System was awarded a TOD CIP Planning grant to investigate the integration of a new Kahului Public Library in the mixed-use civic center complex. The study will be completed in 2023.

On May 8, 2022, HHFDC published a Final Environmental Assessment (EA) in the Environmental Review Program's bulletin, The Environmental Notice, for a mixed-use project consisting of approximately 300 residential units, 66,000 square feet of civic center uses including the public library and adult education uses, and 5,000 square feet of community-oriented commercial space. HHFDC is working with the State Historic Preservation Division for approval of an Archaeological Inventory Survey of the property.



# AGENCY TOD
## Project Fact Sheet

**M-03**

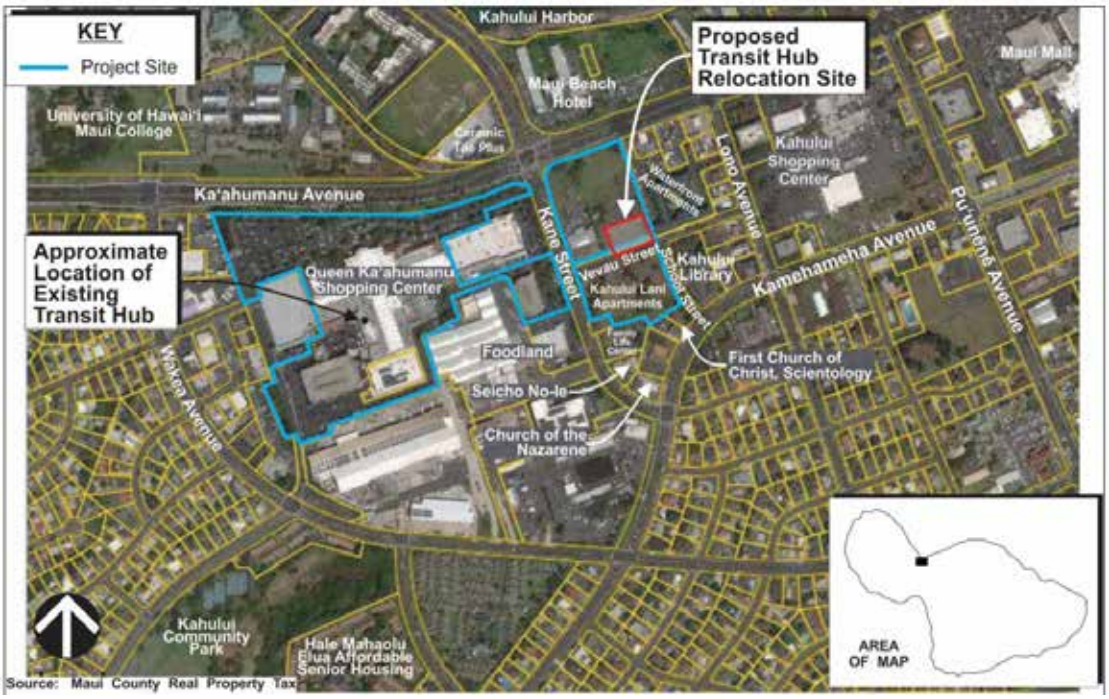
MAUI

| | | |
|---|---|---|
| 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) | 0.85 acres |
| 7 | Zoning | B-2, Business-Community |
| 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, 0.85 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. The scope of improvements would include a new ticket booth, a new restroom and storage building, roof structures to cover the passenger waiting area and bus loading areas, and transit hub employee parking lot. Primary use is a transfer station as commuter service and parking is provided elsewhere. 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 | Planning: ; Design: 2018; Construction: 2021-2023 |
| 15 | Project Status | Transit Hub is currently under construction pending material availability; completion expected in Fiscal Year 2023. County held public meetings on expanding transit routes & increasing number of transit stops in region. |
| 16 | Consultant/ Contractor/Developer | Planning & Design: Fukumoto Engineering<br>Construction Management: Bowers+Kubota Consulting<br>Construction Contractor: West Maui Construction, LLC |
| 17 | Project Cost Estimate/s | Planning: $200,000; Design: $450,000; Construction: $4,800,000 |
| 18 | Funding Source/s | Planning: County of Maui; Design: ; Construction: State, County of Maui |
| 19 | Contact Person (Name, Email Address) | Marc Takamori, marc.takamori@co.maui.hi.us |
| 20 | Attachments | 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. As the project has experienced delays, the hub is expected to relocate to the new transit hub and open in Fiscal Year 2023. 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. The transit hub is located on 0.85 acres of the 5.6 acre lot. The scope of improvements include a new ticket booth, a new restroom and storage building, roof structures to cover the passenger waiting area and bus loading areas, and transit hub employee parking lot. The primary use is as a transfer station as commuter service and parking is provided elsewhere. The facility is located across the street from a 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 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 Ka'ahumanu Center to Kane/Vevau Streets. In addition, $2.5 million in FY19 CIP funds was appropriated by the Legislature, and $1.5 million in DURF funds was made available from HHFDC for site improvements. The County appropriated an additional $2.3 million in CIP funds in FY21 for construction of the new transit hub.



# AGENCY TOD
## Project Fact Sheet

**M-04**

MAUI

| | | |
|---|---|---|
| 1 | Agency | Department of Accounting and General Services & 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<br>County: |
| 8 | Fee Owner | State of Hawaii, Department of Land and Natural Resources |
| 9 | Lessee/s | |
| 10 | Current Uses | Wailuku Courthouse – Hoapili Hale<br>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<br>(infrastructure, arch/hist sites, etc.) | Undetermined water and sewer infrastructure and capacity |
| 14 | Development Schedule | Planning Design Construction |
| 15 | Project Status | HHFDC funded preparation of a programmatic EA for the former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. Funding required for planning, design, construction in phases over 10-yr period; request for funding in 2022 legislative session; planning anticipated to start late 2022. |
| 16 | Consultant/ Contractor/Developer | |
| 17 | Project Cost Estimate/s | Planning Design Construction<br>$ 250K |
| 18 | Funding Source/s | Planning Design Construction |
| 19 | Contact Person<br>(Name, Email Address) | Chris Kinimaka, DAGS Planning, chris.kinimaka@hawaii.gov<br>County of Maui, Mayor's Office |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>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.

# AGENCY TOD
## Project Fact Sheet

**M-07**

MAUI

| | | |
|---|---|---|
| 1 | Agency | Hawaii Public Housing Authority |
| 2 | Transit Station/Bus Stop | Wailuku Loop Routes #1 and #2 |
| 3 | Project Name | **Kahekili Terrace Redevelopment** |
| 4 | Street Address | 2015 Holowai Pl, Wailuku, HI 96793 |
| 5 | Tax Map Key/s | 3-4-017: 146<br>#-#-###: ###<br>#-#-###: ### |
| 6 | Land Area (acres) | 3.9 Acres |
| 7 | Zoning | Wailuku Redevelopment Area – Multi-Family |
| 8 | Fee Owner | Hawaii Public Housing Authority |
| 9 | Lessee/s | N/A |
| 10 | Current Uses | Multi-Family Low Income Public Housing |
| 11 | Encumbrances (if any) | U.S. Department of Housing and Urban Development ("HUD") Deed of Trust |
| 12 | Summary Project Description | The existing Project was built in 1966 and has reached the end of its useful life. Redevelopment of the property creates an opportunity provide for the 1-to-1 replacement of the existing low-income housing units, but also the potential to support additional density on the 3.9 acre site to provide much needed affordable, workforce and/or market rate housing units within the Wailuku Redevelopment Area. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Contaminated Soils Present on the Project Site. |
| 14 | Development Schedule | Planning: 2021; Design: 2022; Construction: 2023 |
| 15 | Project Status | Awarded FY22 TOD CIP planning grant for master planning & environmental reviews; delegation & transfer of funds to HPHA pending; procurement of consulting services anticipated early 2022. |
| 16 | Consultant/ Contractor/Developer | N/A |
| 17 | Project Cost Estimate/s | Planning: $125,000; Design: $125,000; Construction: $45,000,000 |
| 18 | Funding Source/s | Planning: TBD; Design: TBD; Construction: TBD |
| 19 | Contact Person (Name, Email Address) | Kevin Auger, kevin.d.auger@hawaii.gov |
| 20 | Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: | |

## KAHEKILI TERRACE REDEVELOPMENT

The Kahekili Terrace Housing Project ("Project") is located in Wailuku on the island of Maui. The property consists of two separate sites built in 1966. Site "A" is bordered by Holowai Place to the northwest and North Market Street to the northeast with access provided by both streets. Site "B" is bordered by North Market Street to the west and Pi'ihana Road to the northwest with access provided by Pi'ihana Road. Site A consists of 10 two and three-story buildings providing a total of approximately 60 housing units ranging from one, two, three, and four bedrooms per unit. The property is designated for "Urban" use by the State Land Use Commission and is situated within and zoned for "Wailuku Redevelopment Area –Multi-Family" use by the County of Maui.

The existing property was built in 1966 and has reached the end of its useful life. Redevelopment of the property creates an exceptional opportunity to not only provide for the 1-to-1 replacement of the existing low-income housing units, but also the potential to support additional added density on the 3.9 acre site to provide much needed affordable, work force and/or market rate housing units in close proximity to both the Wailuku Parking Garage and Civic Complex and Wells Park redevelopment efforts. The Project will further support and enhance the Wailuku Redevelopment Area and the County public bus system to enable safe access for pedestrians, bicyclist, motorist and transit user of all ages and abilities and provide the public with a fully integrated multi-modal transportation corridor to best serve the community.

As Kahekili Terrace was originally developed on the site of the former Wailuku Sugar Company, redevelopment also creates and opportunity to address existing contaminated soils present on the Project site in collaboration with the State Department of Health.

# AGENCY TOD
## Project Fact Sheet

**M-05**

MAUI

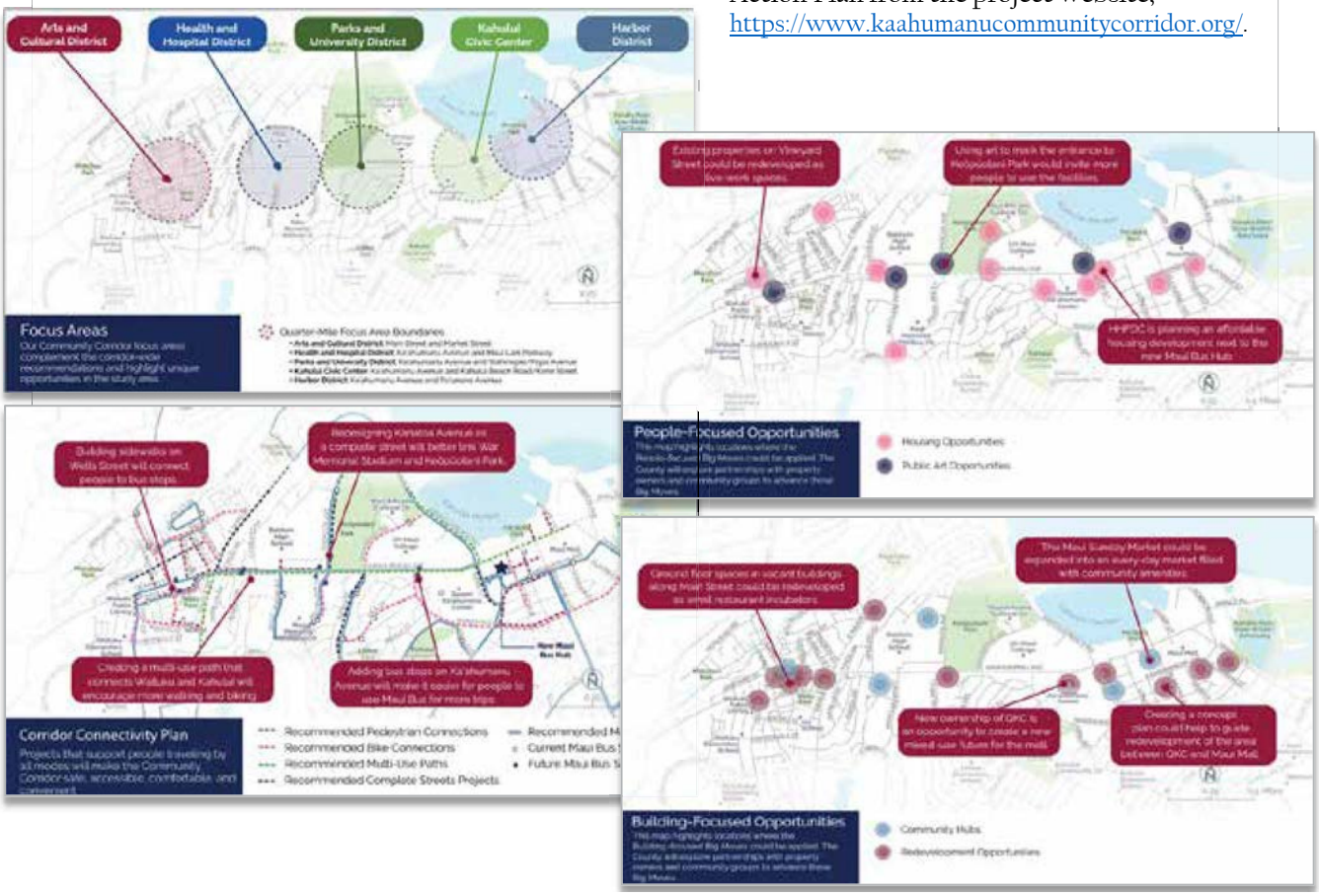
| | | |
|---|---|---|
| 1 | Agency | County of Maui |
| 2 | Transit Station/Bus Stop | Multiple between Wailuku and Central Maui Transit Hub |
| 3 | Project Name | **Ka'ahumanu Ave Community Corridor Action Plan**<br>(fka Wailuku-Kahului Transit Corridor Master Plan) |
| 4 | Street Address | |
| 5 | Tax Map Key/s | #-#-###: ###<br>#-#-###: ###<br>#-#-###: ### |
| 6 | Land Area (acres) | Corridor between Wailuku and Kahului, boundaries to be defined |
| 7 | Zoning | Various |
| 8 | Fee Owner | Multiple |
| 9 | Lessee/s | |
| 10 | Current Uses | Corridor contains civic, commercial, institutional, higher educational, office, retail, and residential uses, parks, and other public facilities |
| 11 | Encumbrances (if any) | |
| 12 | Summary Project Description | Planning and development of implementation strategy for public facility and multi-modal transportation improvements for the transit corridor connecting Wailuku and Kahului, and related civic improvements and affordable housing to increase the livability of Wailuku and Kahului town centers |
| 13 | Site Constraints<br>(infrastructure, arch/hist sites, etc.) | |
| 14 | Development Schedule | Planning / Design / Construction<br>FY 2020 |
| 15 | Project Status | Planning. In final phase of project: drafting land use, connectivity, and urban design plan components; project studies (community profile, vision, market & housing assessments) posted to web; scheduled completion Feb 2022. |
| 16 | Consultant/ Contractor/Developer | Planning Contractor: Nelson Nygaard |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ $600,000 |
| 18 | Funding Source/s | Planning / Design / Construction<br>$500K-State/$100K-County |
| 19 | Contact Person<br>(Name, Email Address) | Pam Eaton, Pam.Eaton@co.maui.hi.us |
| 20 | Attachments<br>OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports<br>link to webpage: | https://www.kaahumanucommunitycorridor.org/ |

## KA'AHUMANU AVE COMMUNITY CORRIDOR ACTION PLAN

The County of Maui is undertaking initiatives to revitalize and promote mixed-use development and increase livability in its existing civic center of Wailuku and its commercial and retail center of Kahului, with improved bus transit service and other multi-modal transportation options being an integral part of improving access to jobs and services throughout Maui. The Ka'ahumanu Avenue corridor spans from the civic core of Wailuku to the commercial core of Kahului and the areas a half-mile on either side capturing the neighborhoods, businesses, parks, and community facilities—schools, hospitals, and churches—that make connections to this important spine. The project builds on current County efforts to revitalize Wailuku Town as Maui's civic center, and conceptual planning envisioned in *Kahului 2070* to create a more vibrant, mixed-use commercial and residential center in Kahului. It could also complement and integrate the State Wailuku courthouse expansion into the Wailuku revitalization effort.

Maui County's Planning Department—in partnership with Housing and Human Concerns, Parks and Recreation, Public Works, Transportation, the Maui Metropolitan Planning Organization (MPO), and the State Department of Transportation—completed the Ka'ahumanu Avenue Community Action Plan in 2022. The Action Plan sets out a community-supported vision focused on better serving existing and future residents through transportation and land use recommendations that will connect people to the goods and services they use every day and increase the amount of affordable housing available in the Community Corridor. The Action Plan provides specific recommendations for the Community Corridor and looks carefully at five focus areas, making recommendations for corridor-wide and focus area investments that will support the transformation of the Corridor. Recommended actions include provision of more affordable housing, supports for local businesses, critical redevelopment opportunities that can create new mixed-use centers, complete streets that will connect important destinations, shade and native plantings, artwork and community amenities, better Maui Bus service, and safe walking and biking facilities for people of all ages and abilities.

The Plan will help Maui County, its agency partners, and key stakeholders chart a path to creating a true transit-oriented community in the heart of Maui. Read more about the Plan project and download the Action Plan from the project website, https://www.kaahumanucommunitycorridor.org/.



# AGENCY TOD
## Project Fact Sheet

**M-08**

MAUI

| | | |
|---|---|---|
| 1 | Agency | County of Maui |
| 2 | Transit Station/Bus Stop | Multiple |
| 3 | Project Name | **South Maui TOD Corridor Plan** |
| 4 | Street Address | Liloa Drive, future sections of Kihei North-South Collector Road, and other route alternatives as needed in certain segments |
| 5 | Tax Map Key/s | n/a |
| 6 | Land Area (acres) | 4,246 acres |
| 7 | Zoning | Various |
| 8 | Fee Owner | Multiple State, county, and private |
| 9 | Lessee/s | n/a |
| 10 | Current Uses | Corridor contains single & multi-family residential, commercial, hotel/resort, schools, parks, greenways and trails, and other public facilities. |
| 11 | Encumbrances (if any) | n/a |
| 12 | Summary Project Description | The South Maui TOD Corridor Plan will refine the vision for a multimodal transportation corridor from North Kihei to Wailea, in phases. Objectives include: plan for completion of Kihei N-S Collector Road as a bus transit corridor with adjacent multiuse path; identify location for South Maui bus transit hub; identify infill opportunities for new housing and commercial close to jobs and transit; improve transit opportunities and walkability for residents, employees, and visitors; optimize use of public lands for housing and services, and identify locations for mobility hubs to help reduce carbon emissions. |
| 13 | Site Constraints (infrastructure, arch/hist sites, etc.) | Infrastructure (water & sewer), wetlands, floodplain, fire hazard |
| 14 | Development Schedule | Planning / Design / Construction |
| 15 | Project Status | Pre-Planning. Pending funding; South Maui Community Plan update underway, TOD Plan to build on CP. |
| 16 | Consultant/ Contractor/Developer | TBD |
| 17 | Project Cost Estimate/s | Planning / Design / Construction<br>$ $500,000 (Proposed) |
| 18 | Funding Source/s | Planning / Design / Construction |
| 19 | Contact Person (Name, Email Address) | Pam Eaton, pam@mauimpo.org |
| 20 | Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports | Hele Mai Maui 2040 Plan www.mauimpo.org/hele-mai-maui-2040<br>South Maui Community Plan www.mauicounty.gov/423/Community-Plans<br>Kihei Sub-Area Transportation Study www.mauicounty.gov/124/Public-Works<br>Maui Bus Short Range Transit Plan www.mauicounty.gov/2044/Studies |

## SOUTH MAUI TOD CORRIDOR PLAN

The South Maui TOD Corridor Plan will refine the vision for a multimodal transportation corridor from a dense residential area in North Kihei along a mixed residential/ commercial/ recreational corridor through the middle of Kihei to the employment center of the Wailea resort area, in phases.

State land within the proposed South Maui TOD corridor includes Kihei High School, Lokelani Intermediate and Kihei Elementary, Kihei Boat ramp and adjacent Kaho'olawe Island Reserve Commission (KIRC) boathouse site, the Kihei Surfside lawn, the Sarento's parking lot, and 1.25 acres along South Kihei Road. A TOD corridor plan would assist with optimizing the use of state lands for housing and state facilities to serve residents.

South Maui's transportation infrastructure has not kept pace with its population growth – over 1,500% between 1970 and 2010. For a while, Kihei was the fastest growing community in the state, due to the availability of urbanized land that was community planned for development. White sand beaches and gorgeous sunsets attract residents and visitors alike. Land uses include dense residential neighborhoods, condominiums, hotels, resorts, and commercial centers interspersed with public and recreational uses. The linear growth pattern contributes to coastal vulnerability and traffic concerns, particularly linked to visitor and employee transportation to and from the Wailea resort area, and during school drop-off and pick-up.

For decades the Kihei North-South Collector Road has been planned as a vital connection within Kihei to support infill development, but only a few segments have been constructed. A key goal of the project is to remove local trips from busy, high speed Pi'ilani Highway and provide an alternative to South Kihei Road, which can be congested with people, bikes, and cars, and which is prone to flooding and tidal effects. The County of Maui Department of Public Works plans to complete the roadway between Kaonoulu Street and Auhana Road in four phases.

The Maui Short Range Transit Plan proposes a Kihei transit hub and route modifications to provide additional service to areas in Kihei that do not currently have service. The two Villager routes would most likely use the North-South Collector Road when completed. Preliminary discussions have indicated a potential location for the Kihei transit hub on Pi'ikea Street near the North-South Collector Road. The proposed TOD corridor would improve transit opportunities for residents and enable future affordable housing.