

Senate Committees On...
Human Services & Housing (**HSH**)
Government Operations (**GVO**)
Transportation (**TRA**)
Economic Development and Technology (**EDT**)

Informational Briefing on Housing & Support Services around
the proposed Transit-Oriented Development (TOD) Stops

Wednesday, December 17, 2014

10:30am-2:30pm

State Capitol Auditorium

Presentation Materials

Can be found at www.Capitol.Hawaii.Gov by either

1. Clicking on the link on the hearing notice; or
2. Visiting Senator Chun Oakland's member page.
Under the "Documents and Links" section



State Office of Planning
Leo Asuncion



STATE OF HAWAII OFFICE OF PLANNING STATE AGENCY TOD COORDINATION

Briefing before the:

Senate Committees on Human Services and
Housing (HSH), Government Operations
(GVO), Transportation (TRA), and Economic
Development and Technology (EDT)

House Committee on Housing (HSG)

December 17, 2014

OFFICE OF PLANNING ROLE

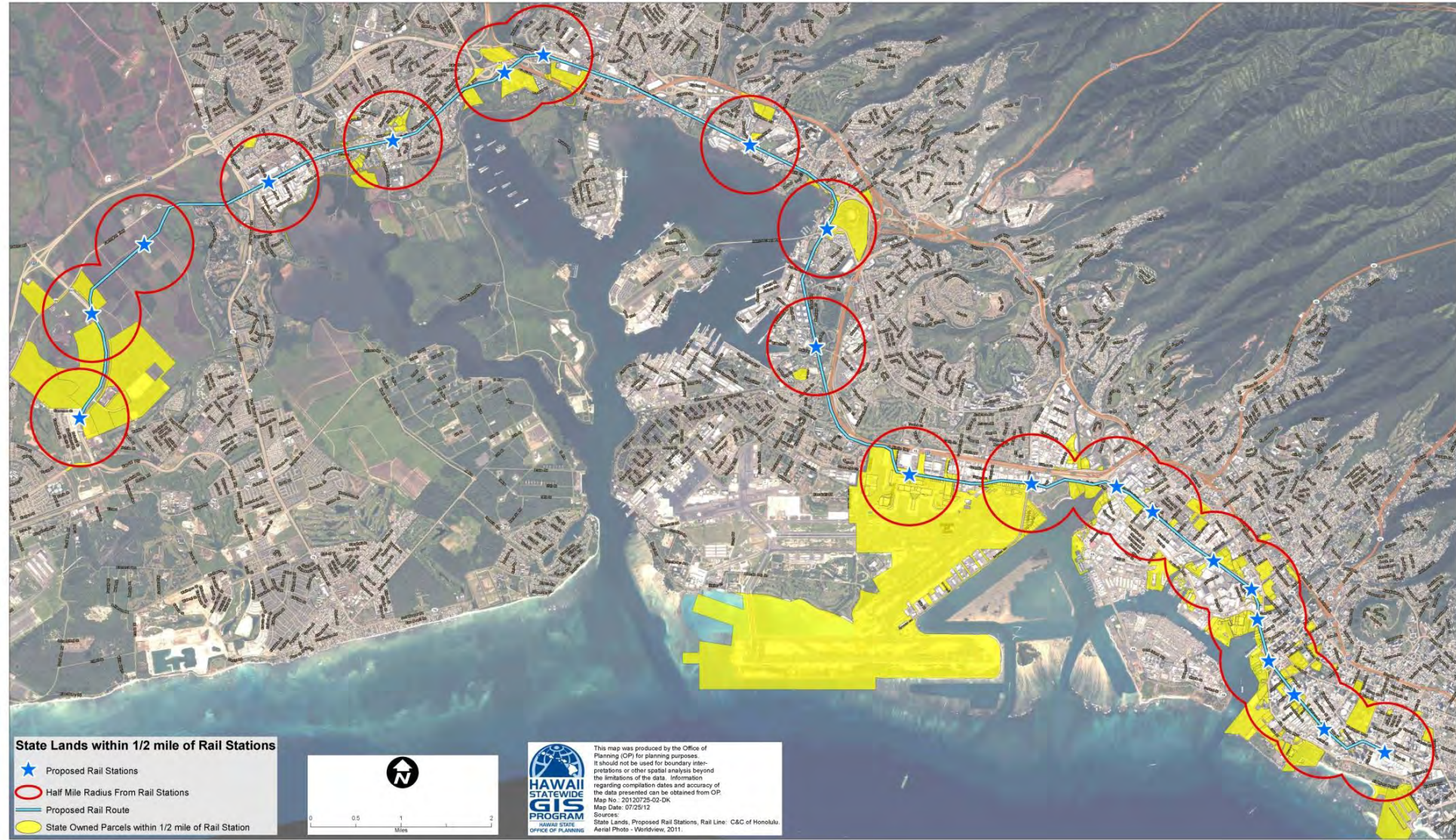
“Leveraging State Agency Involvement in TOD”
Smart Growth America & OP, 2012

1. Executive Policy for TOD/Smart Growth
2013 Governor’s Exec. Directive
2. Lead Agency for TOD – OP designated
3. Prioritize State properties for TOD
development – started
4. Target resources to support TOD
TOD planner being hired



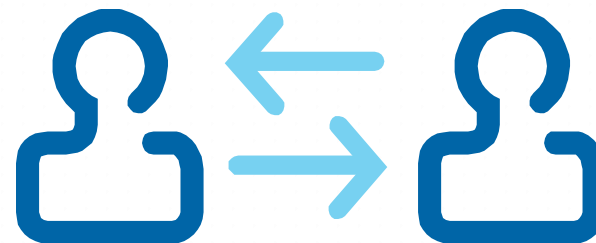
Background

STATE LANDS WITHIN TOD AREAS



STRATEGIC ACTION PLAN

- ▶ OP to coordinate State TOD Action Plan
- ▶ OP to assemble steering group of State agencies w/development missions
- ▶ Coordinate w/State agencies & City
- ▶ Seek funding for planning and implementation



Planning

NEXT STEPS

- ▶ Administration's concurrence
- ▶ Report to Legislature by 2016 Session
- ▶ Action Plan by mid-2016



Schedule

STATE OF HAWAII
OFFICE OF PLANNING

Mahalo!



Office of Planning
State of Hawaii
Ph: (808) 587-2846

Web: <http://planning.hawaii.gov>

Twitter: [PlanningHIgov](https://twitter.com/PlanningHIgov)

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City and County of Honolulu
Harrison Rue

City and County of Honolulu



TOD Honolulu

TOD Neighborhood Plans

December 17, 2014

TOD Overview

- \$5.2B, 20-mile rail transit under construction
- Neighborhood TOD plans and zoning
- Walkable, connected, complete streets
- Islandwide housing strategy
- Financial toolkit of incentives and funding
- TOD Subcabinet coordination of infrastructure, permits, funding, projects
- Identified catalytic projects and growing market interest

Where we came from

- Draft Neighborhood TOD Plans completed for 15 out of 21 station areas (two plans adopted)
- Extensive public involvement, stakeholder input, surveys and outreach
- Technical Analysis and Market Demand Studies
- Implementation Strategy and TOD Sub-cabinet



Where we're going

Create choices and a high-quality, healthy urban lifestyle

- Series of walkable, healthy, age-friendly neighborhoods
- Connect people with jobs, homes, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Revitalize older communities

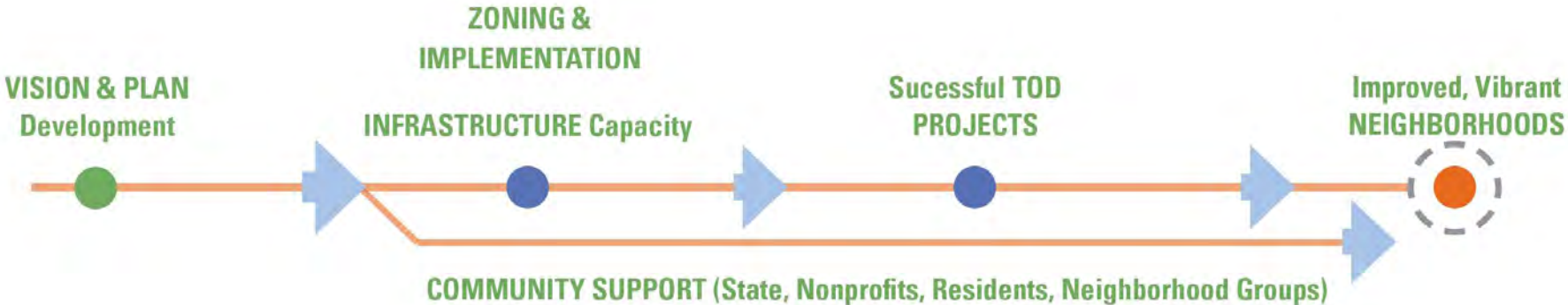


It's about people and their neighborhoods

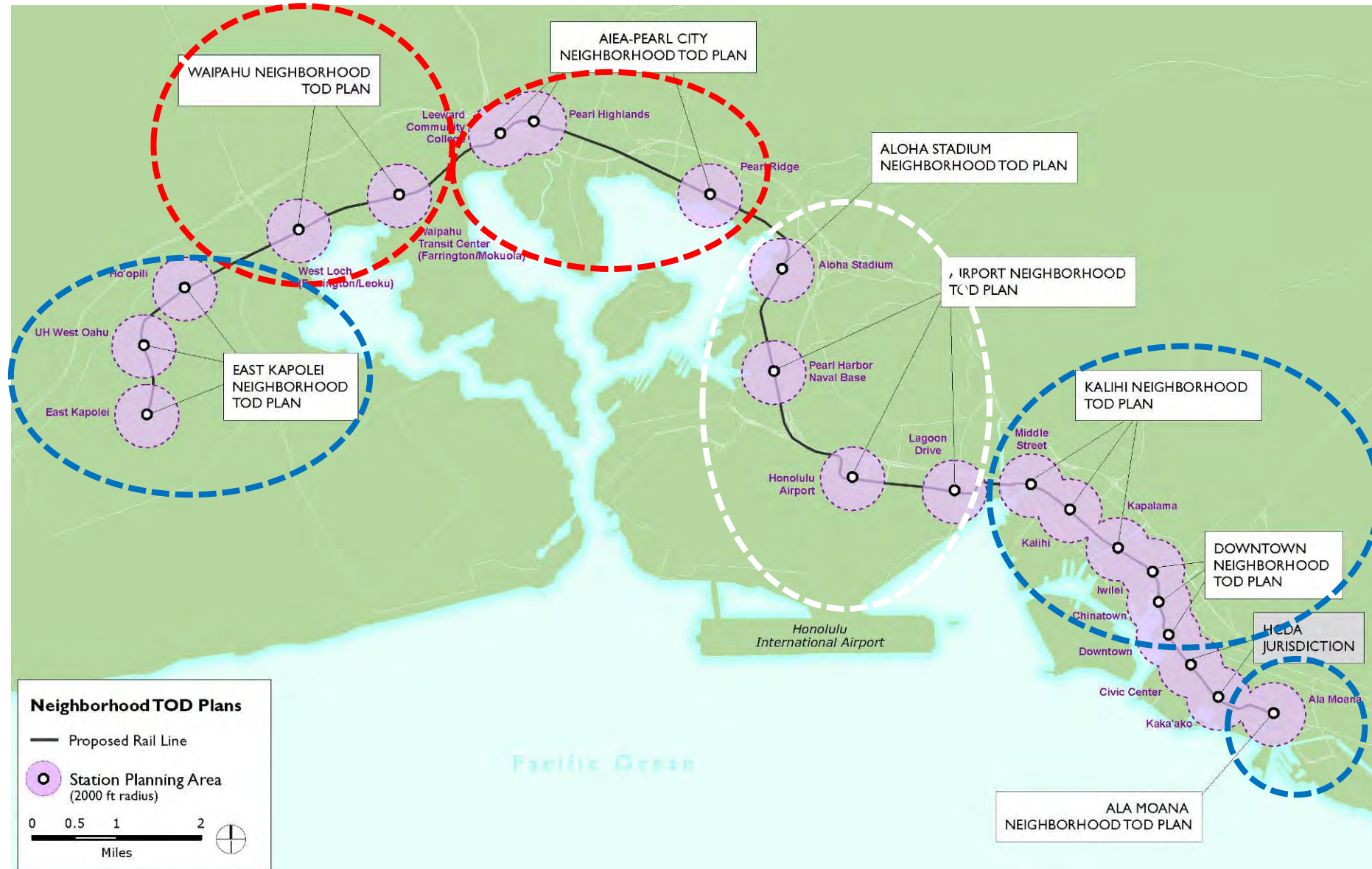




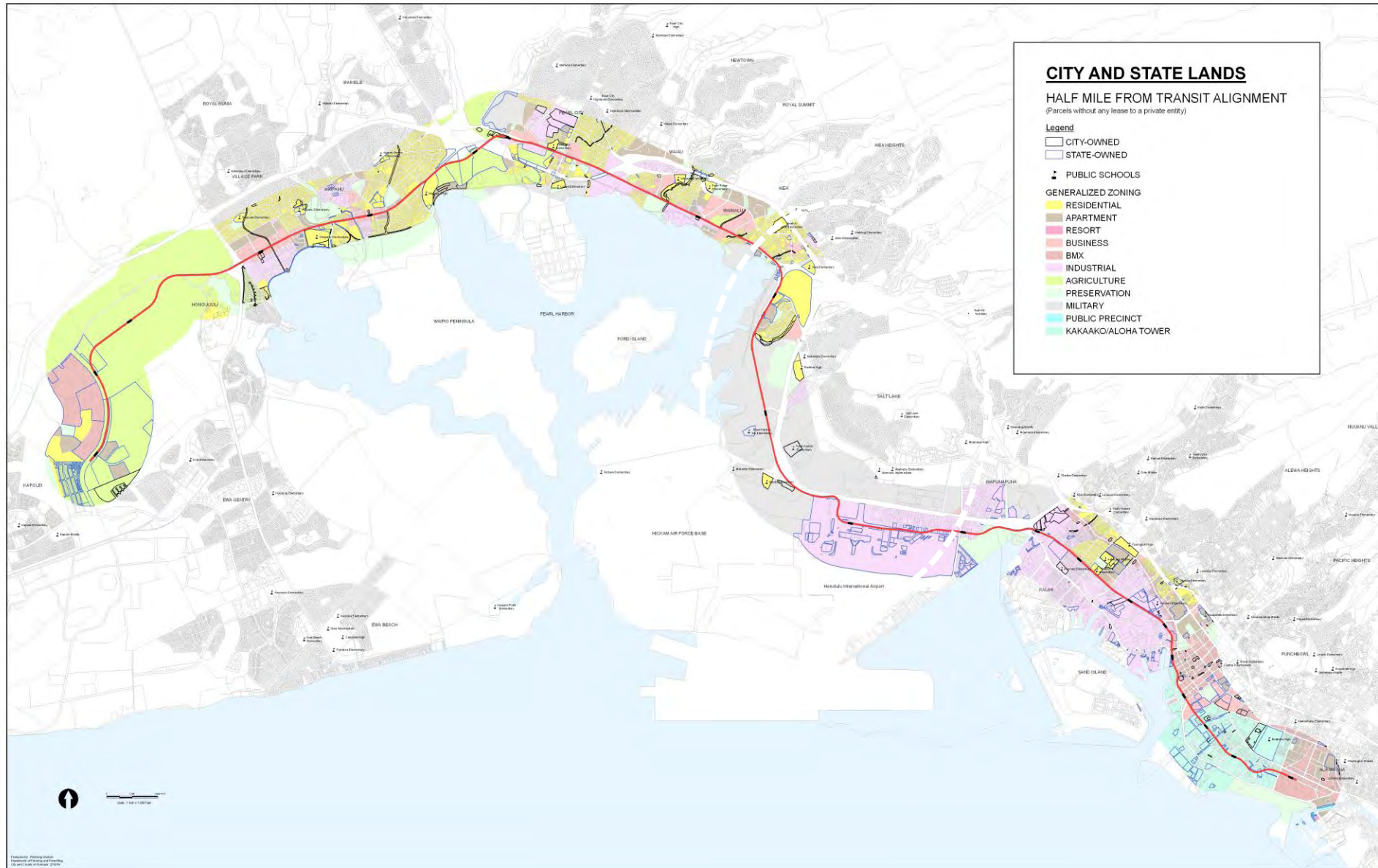
Neighborhood TOD Plans



Neighborhood TOD Plans



City and State Lands



ALA MOANA CENTER STATION #21

SERVING THE ALA MOANA, ALA MOANA CENTER, KAPIOLANI, MANOA, WAIKIKI AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- Judiciary/HHFDC
- HPHA
- City

OVERVIEW



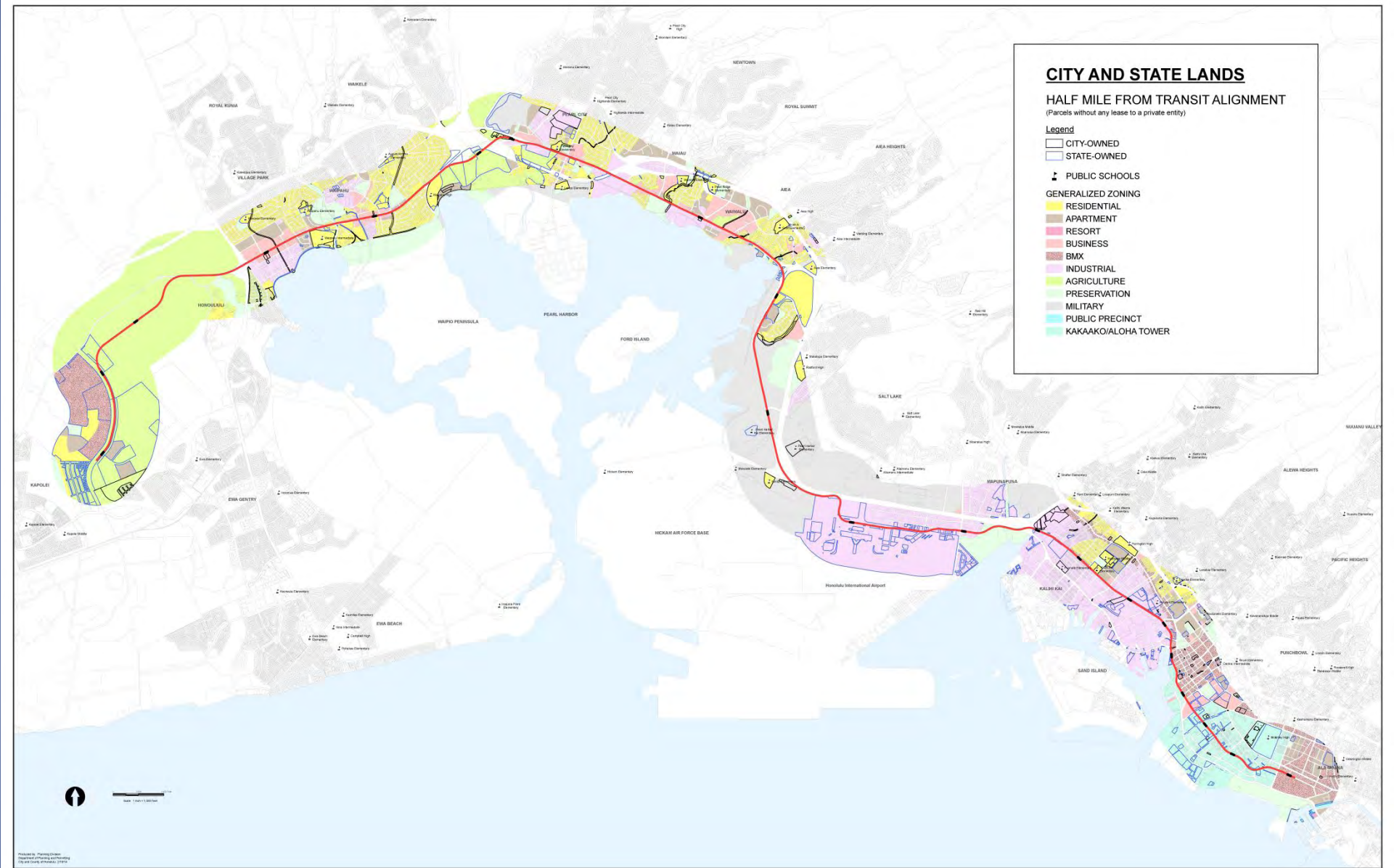
ALA MOANA CENTER STATION

Located at Kona Street (mauka of Ala Moana Center) near Kona Iki Street



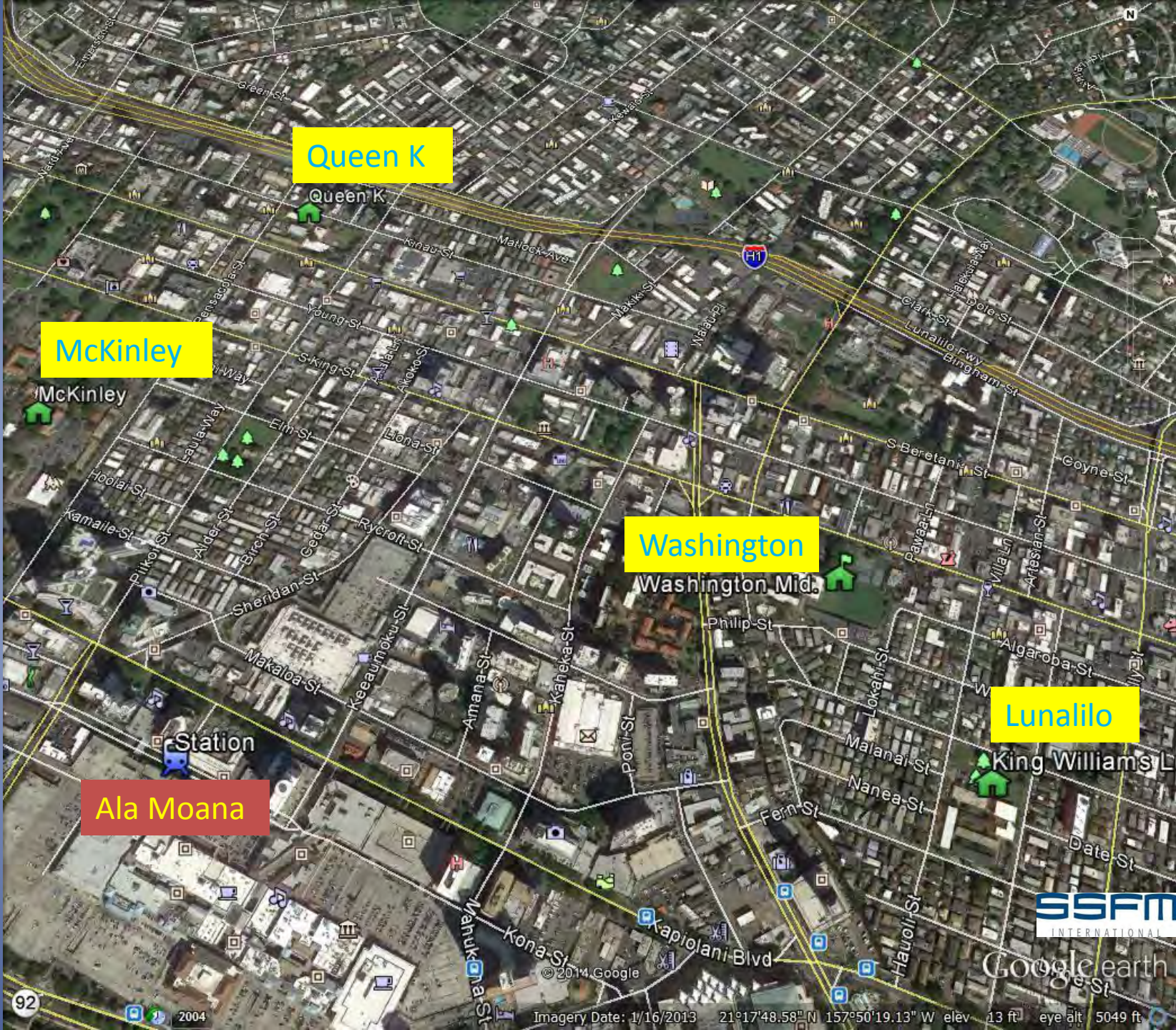
Department of Education (DOE)

Ken Masden and/or Dean Uchida



Prepared by Planning Division
 Department of Planning and Community Development
 City and County of Honolulu, 2019





Queen K

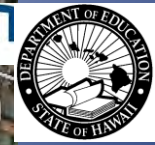
McKinley

Washington

Lunalilo

Ala Moana

SSFM
INTERNATIONAL



Google earth



**Judiciary and
Hawaii Housing Finance and
Development Corporation (HHFDC)**

Craig Hirai



Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

HPHA TOD PLAN (5 YEAR PROJECTION)

Updated April 23, 2014

| Station | Project | Current | Proposed | Net Gain | Construction | Occupancy |
|--------------------|----------------------------------|-------------|---------------------|--------------------|--------------|-------------|
| Ala Moana | Makua Ali'i & Paoakalani | 362 | 700 to 1,000 | 340 to 640 | End of 2017 | End of 2020 |
| Iwilei | Mayor Wright Homes & | 364 | 1,500 | 1140 | End of 2015 | 2016/2017 |
| Iwilei | Kalanihuia | 151 | 500 | 350 | End of 2016 | 2017/2018 |
| Kapalama | HPHA Offices | | 700 to 1,000 | 700 to 1,000 | End of 2016 | End of 2017 |
| Kalihi | Kamehameha & Kaahumanu | 373 | 1,500 to 2,300 | 1,125 to 1925 | End of 2017 | End of 2019 |
| Aloha Stadium | Puuwai Momi | 260 | 600 to 1,200 | 340 to 940 | End of 2016 | End of 2018 |
| Pearl Highlands | Hale Laulima | 36 | 700 to 1,000 | 660 to 960 | End of 2017 | End of 2019 |
| Westloch / Waipahu | Waipahu I & II, Hoolu'u & Kamalu | 260 | 700 to 1,000 | 440 to 740 | End of 2016 | End of 2018 |
| UH West Oahu | State Parcel | | 1,500 to 2,000 | 1,500 to 2,000 | Pending | Pending |
| TOTAL: | | 1806 | Up to 11,500 | Up to 9,700 | | |

HPHA TOD PROJECTS

CRITICAL NEEDS

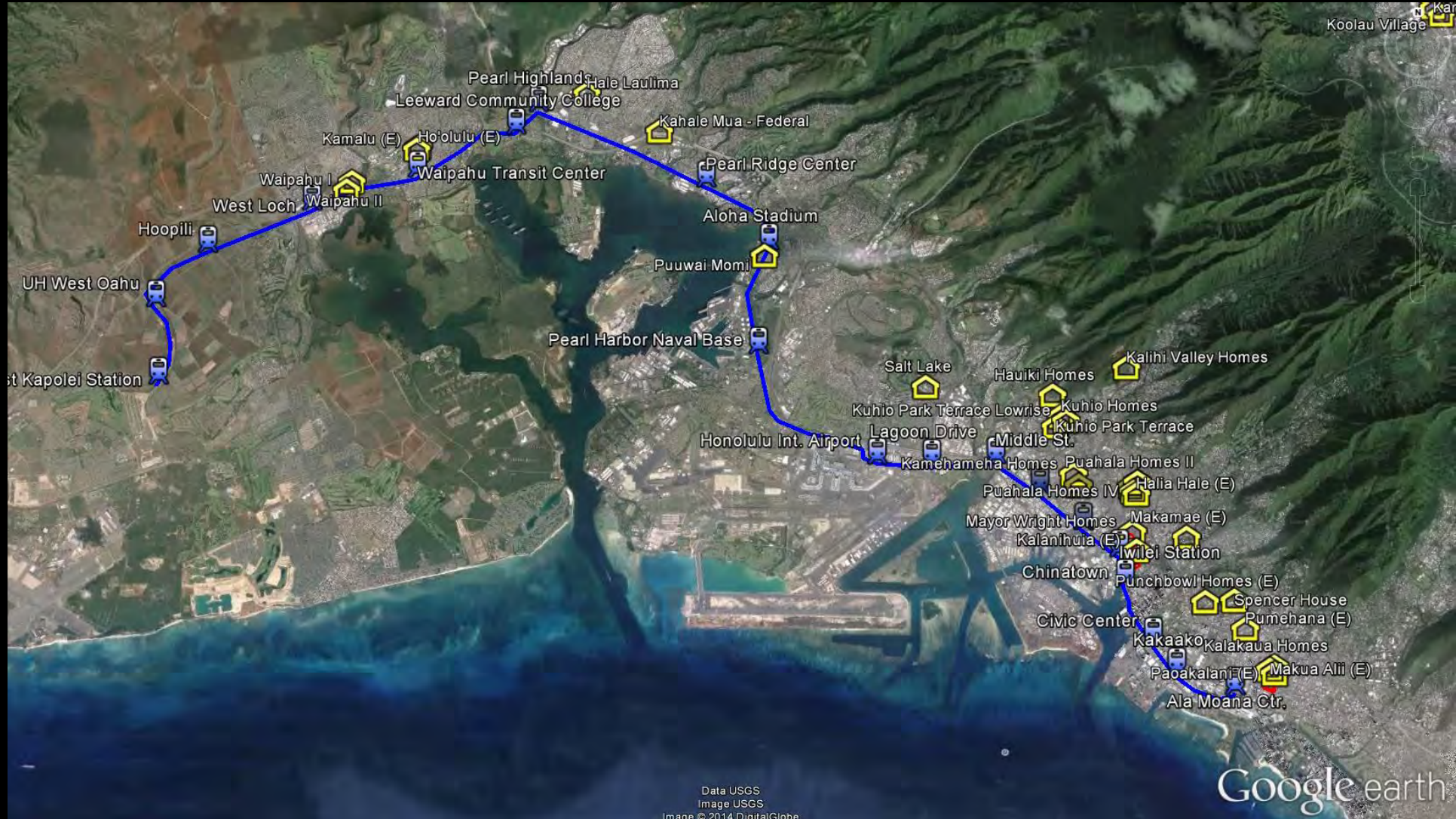
- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community

ALA MOANA CENTER

KALAKAUA HOMES, MAKUA ALI'I & PAOAKALANI



CURRENT USES

9.1472 Acres

583 Total Units

A-3 High-Density Apt. District

KALAKAUA (1983)

- ❖ 10 3-story buildings & 1 10-story building
- ❖ 221 Federal Units
- ❖ Serving low-income families

MAKUA ALI'I (1967)

- ❖ 1 20-story building
- ❖ 211 Federal Units
- ❖ Serving low-income Elderly

PAOAKALANI (1970)

- ❖ 1 17-story building
- ❖ 151 Federal Units
- ❖ Serving low-income Elderly



PROPOSED USES



Maintain **Kalakaua Homes** for its 221 Low-Income Families.

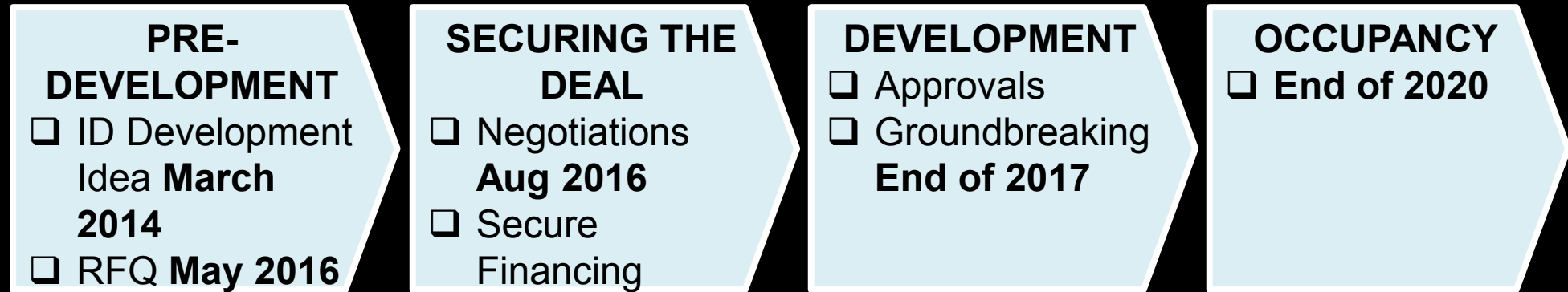
Redevelop **Makua Ali'i and Paoakalani** to increase the number of Elderly units from 362 to **700 to 1,000 total units.**

Include **Mixed-Uses and Mixed-Incomes.**



KALAKAUA, MAKUA ALI'I & PAOAKALANI PROPOSED USE

TIMELINE





City and County of Honolulu
Harrison Rue



Ala Moana Neighborhood TOD

- One Station Area**

Draft Ala Moana TOD Plan being finalized



ALA MOANA

NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT MASTER PLAN

DEVELOPMENT MARKET & LAND USE ANALYSIS

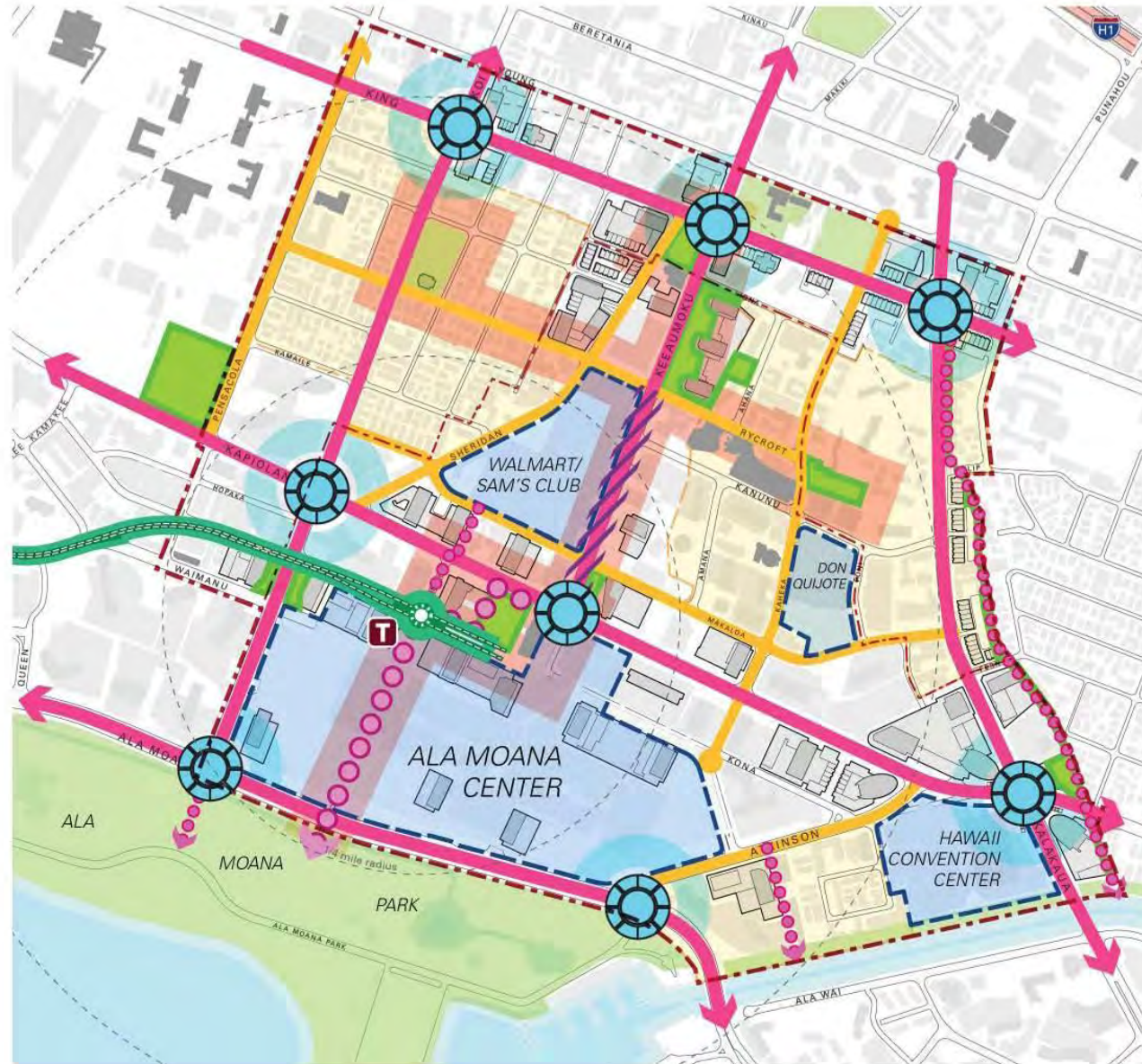


This cursory analysis shows the highest development potential exists along major streets within the Ala Moana District.



Connecting Places with Active Streetscapes

Ala Moana



KAPIOLANI BOULEVARD





Reimagining the Blaisdell Center to create a vibrant culture and arts district



Urban Land
Institute

Rose Center for Public Leadership

Iconic





Educational and Institutional Assets



Parks + Open Space

Education

Cultural Destinations

**Mauka-Makai
Cultural Trail**

A “yellow-brick road”
that connects an
authentic Hawaiian
cultural district.

A destination unto
itself that is lined with
public art and
designed to celebrate
the aquaculture
heritage of the area.

KAKA'AKO STATION #20

SERVING THE KAKA'AKO, MAKIKI, WARD, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- HHFDC
- City

OVERVIEW





Department of Education (DOE)

Ken Masden and/or Dean Uchida



Central M.

Royal Elem

Queen K.

Civic Center

McKinley

Kakaako

SSFM
INTERNATIONAL





Hawaii Housing Finance and Development Corporation (HHFDC)

Craig Hirai



City and County of Honolulu
Harrison Rue

CIVIC CENTER STATION #19

SERVING THE WARD, WARD CENTERS, MAIKIKI, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

OVERVIEW



CIVIC CENTER STATION

Near the intersection of Halekauila Street and South Street

- DOE
- City



Department of Education (DOE)

Ken Masden and/or Dean Uchida



Central M.

Royal Elem

Queen K.

Civic Center

McKinley

Kakaako

SSFM INTERNATIONAL



Google earth

© 2014 Google

Imagery Date: 1/16/2013 21°18'06.83" N 157°51'02.97" W elev 11 ft eye alt 5049 ft



City and County of Honolulu
Harrison Rue

DOWNTOWN STATION #18

SERVING THE DOWNTOWN HONOLULU, ALOHA TOWER, CAPITOL DISTRICT, AND OUTLYING RESIDENTIAL AND BUSINESS AREAS.



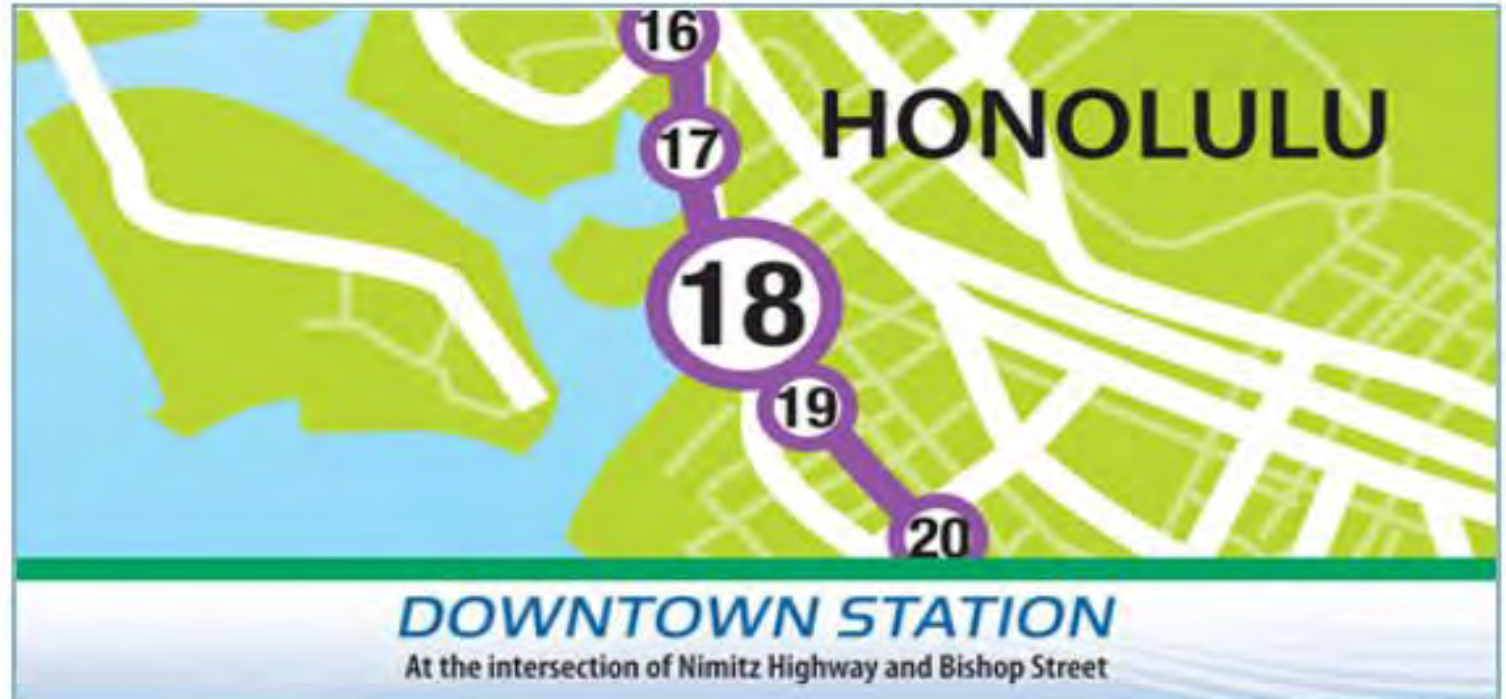
OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- City
(presented after stop #16)

OVERVIEW





Department of Education (DOE)

Ken Masden and/or Dean Uchida



Chinatown

Central M.

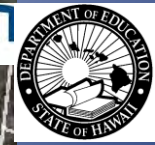
Royal Elem

Downtown

Civic Center

McKinley

SSFM
INTERNATIONAL



Google earth

Imagery Date: 1/29/2013 21°18'16.87" N 157°51'15.67" W elev 22 ft eye alt 5049 ft

CHINATOWN STATION #17

SERVING THE CHINATOWN, PALI, DOWNTOWN, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- City
(presented after stop #16)

OVERVIEW



CHINATOWN STATION

At the intersection of Nimitz Highway and Kekaulike Street



Department of Education (DOE)

Ken Masden and/or Dean Uchida



Chinatown

Central M.

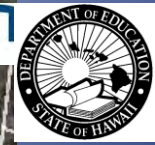
Royal Elem

Downtown

Civic Center

McKinley

SSFM
INTERNATIONAL



Google earth

IWILEI STATION #16

SERVING THE IWILEI, KALIHI AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS


- DAGS
- DOE
- HPHA
- City

OVERVIEW



IWILEI STATION

At the intersection of Dillingham Boulevard and Ka'a ahi Street



**Department of Accounting and
General Services (DAGS)**

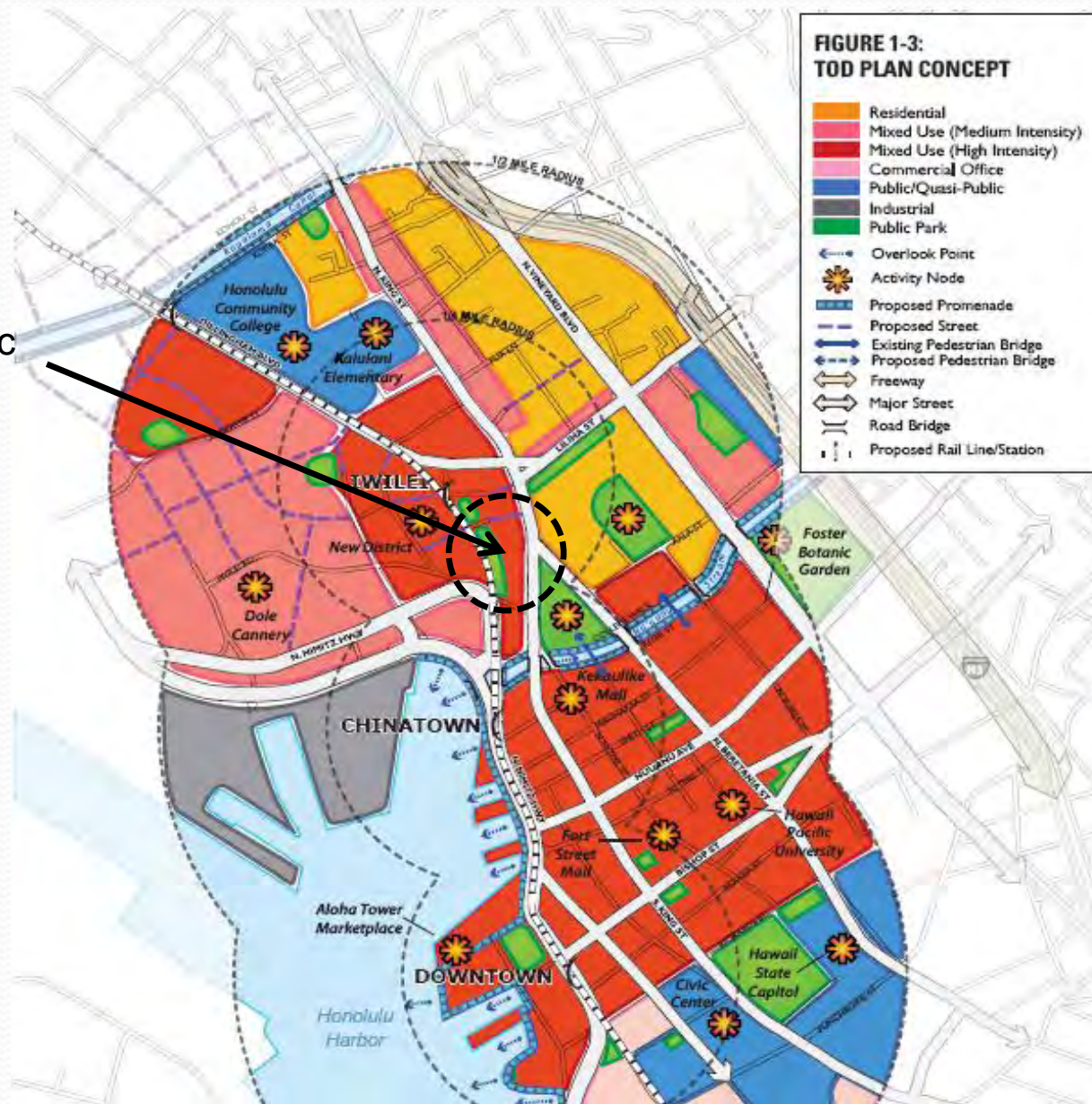
Ralph Morita

Iwilei District

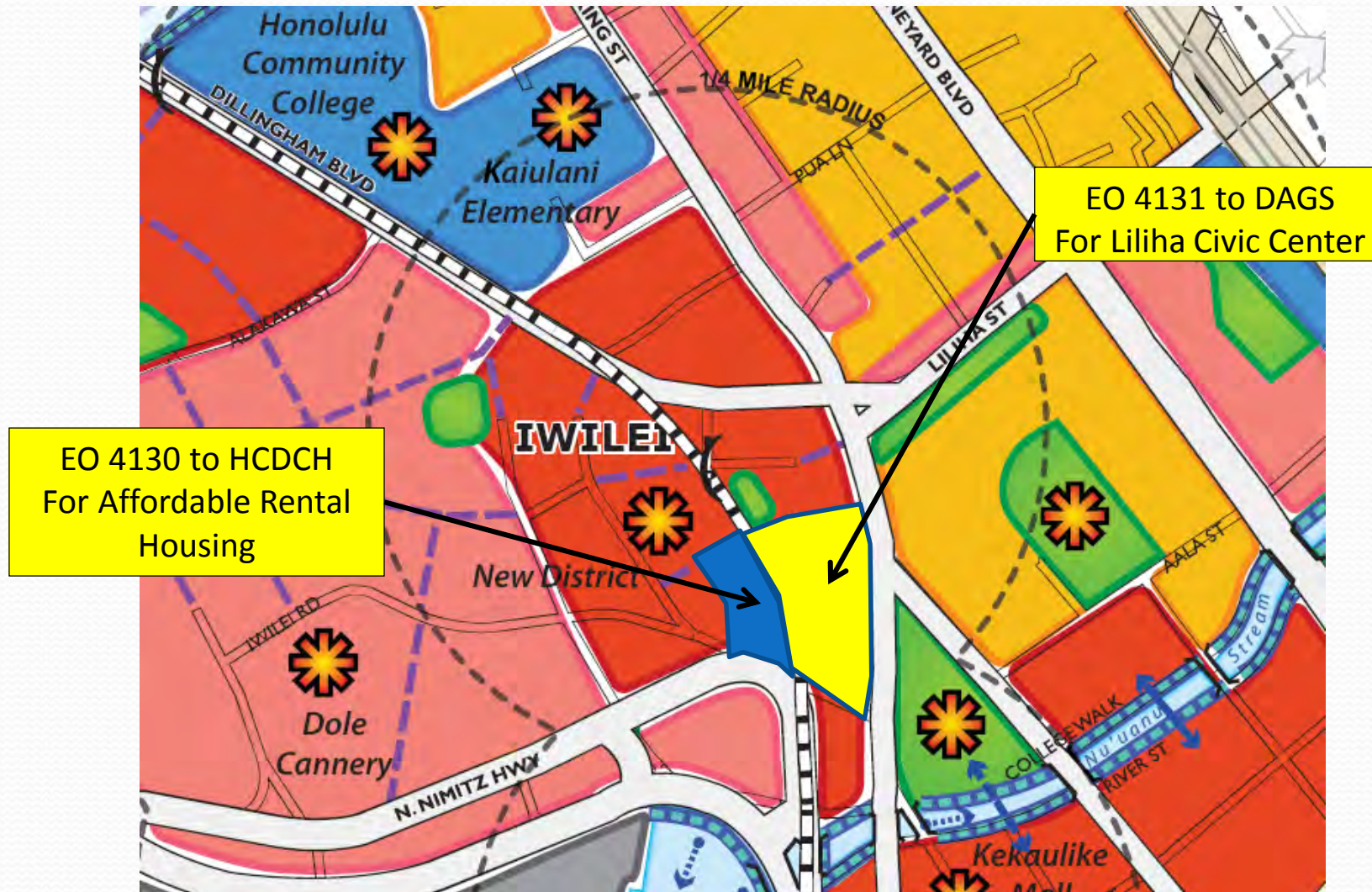
DAGS

December 2014

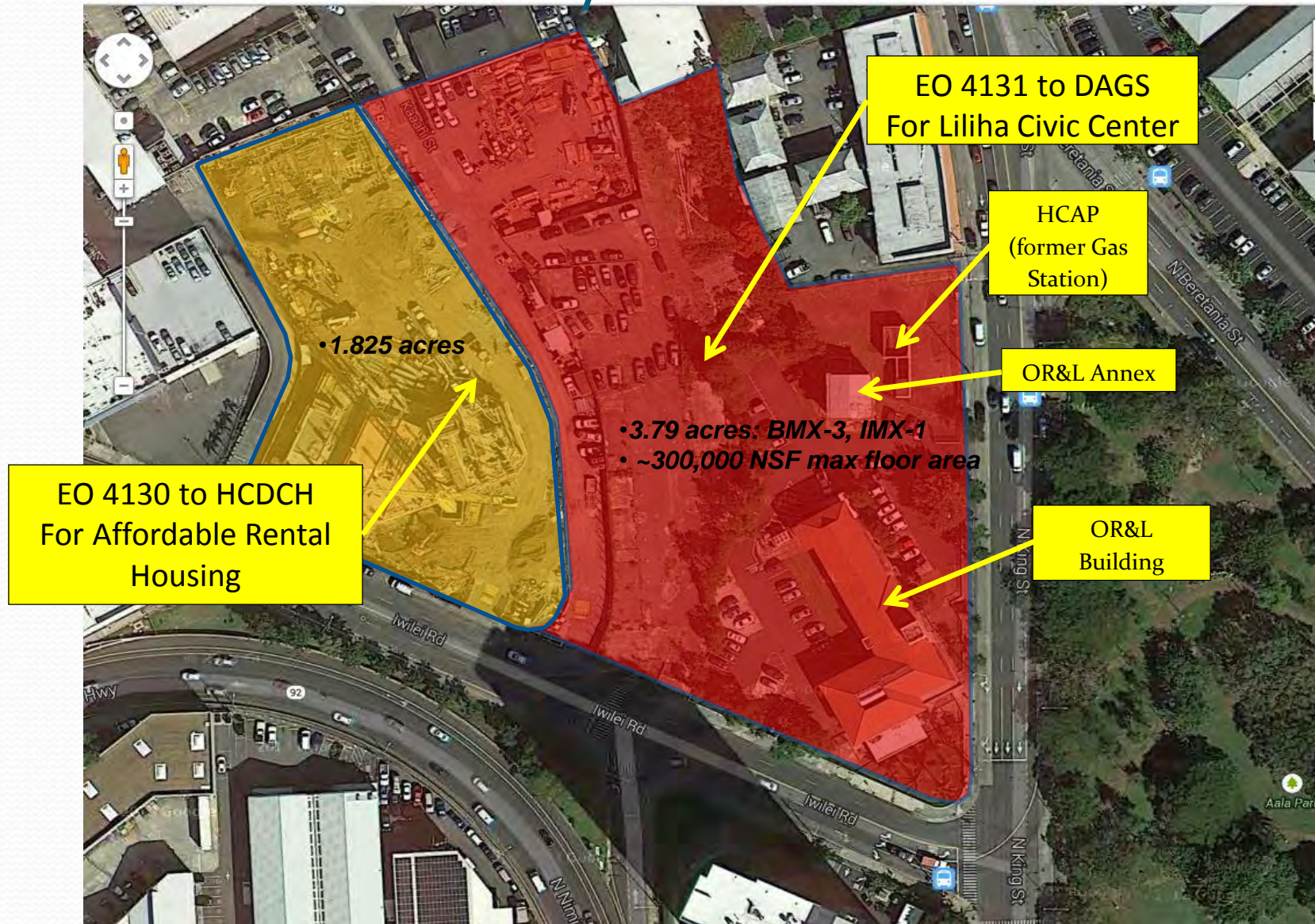
Liliha Civic Center



Iwilei District



Liliha Civic Center: Consolidated State Services for the Community



DAGS Goals/Challenges for Space Planning

❑ Goals

- ❑ **Lease Rent Reduction – Roughly 255,000 NSF in State Capital District**
- ❑ **Consolidation**
 - ❑ **Functional efficiency**
 - ❑ **Economics – shared spaces**

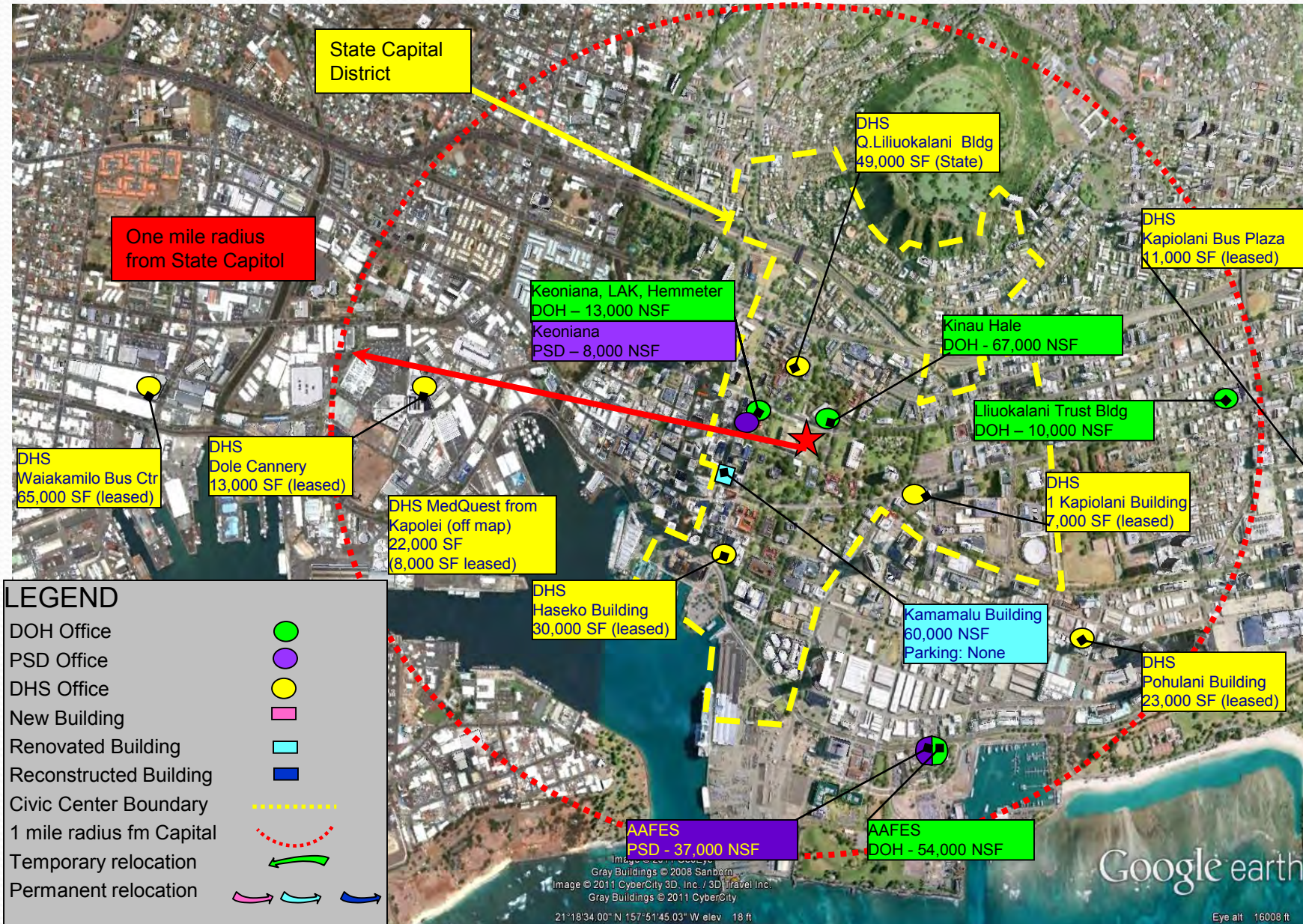
❑ Challenges

- ❑ **AAFES Building Redevelopment 2017 – 2018; Loss of 91,000 NSF; displaces PSD and DOH**
 - ❑ **DOH to relocate to Waimano**
 - ❑ **PSD plan under development**
- ❑ **Requirements update/space assignment database**
 - ❑ **State Capitol District: Intensive effort- over 5000 persons in over 1 mil SF being validated – survey is 90% complete**

Limited Options/Solutions

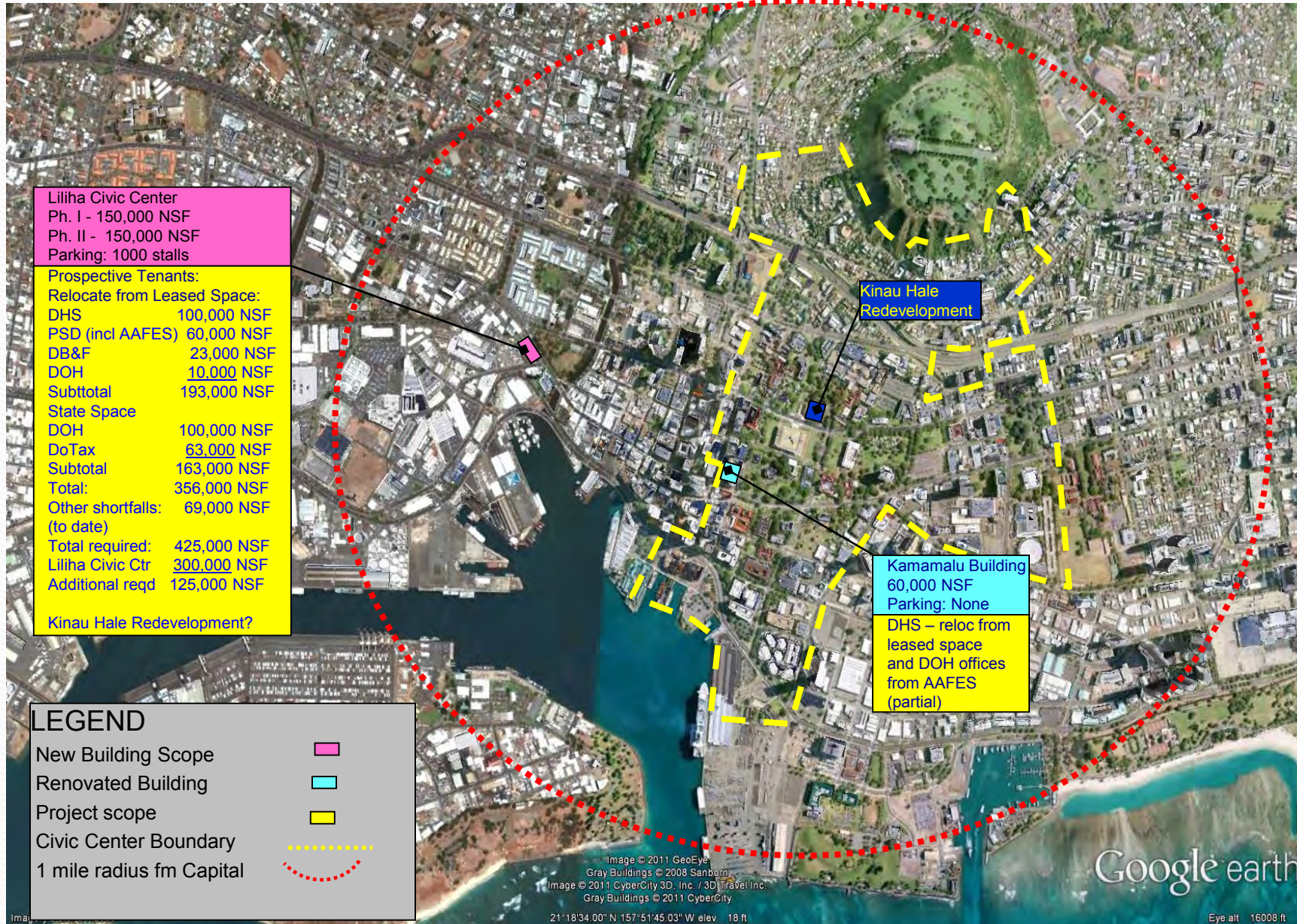
- ❑ Near Term Solution: Kamamalu Building - 60,000 SF (net) reduces leased space by 53,000 SF; 2016 completion
- ❑ Long Term Solution: **Liliha Civic Center – only property available for development; build maximum 300,000 NSF to address shortfall**
- ❑ Future Option: Kinau Hale / Capital Mall – reconstruction of Kinau Hale & Mall/Underground Parking; site restrictions may make it infeasible
- ❑ On-Going Effort: Relocation and consolidation for efficiency as funding available
 - ❑ Reduce space shortfalls & split operations for: Attorney General, PSD (AAFES), DLNR, DoTax, DOH, Others
 - ❑ 125,000 NSF shortfall beyond Liliha Civic Center identified to date in Capital District

EXISTING CONDITIONS



CAPITAL DISTRICT MASTER PLAN CONCEPT - 2022

LILIHA CIVIC CENTER - 300,000 NSF (400,000 GSF) TBD



Mahalo



Department of Education (DOE)

Ken Masden and/or Dean Uchida



Likelike El.

Kaiulani El.

Kapalama

Kauluwela

Iwilei

Chinatown

Central M.

Royal Elem

Likelike Elem.

Kaiulani Elem.

Kauluwela

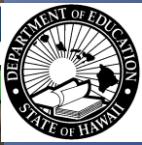
Station

Station

Central Middle

1115 bethal

SSFM INTERNATIONAL



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Imagery Date: 1/29/2013 21°19'04.06" N, 157°51'42.70" W elev 16 ft eye alt 5221 ft

2004

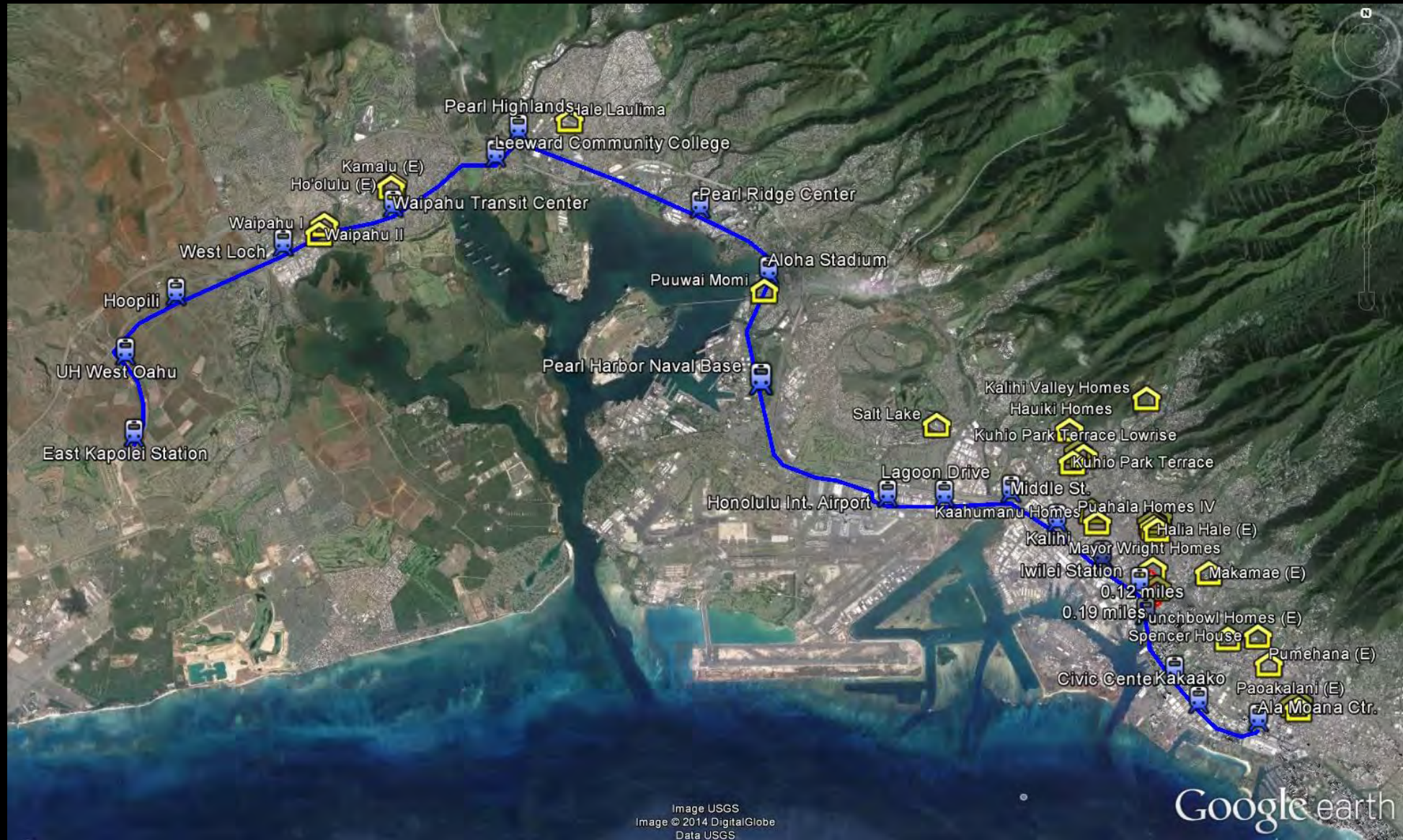


Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

IWILEI STATION

MAYOR WRIGHT HOMES & KALANIHUIA



MAYOR WRIGHT HOMES

CURRENT USE

- ❖ Built in 1952
- ❖ 14.85 Acres
- ❖ 36 two-story buildings



- ❖ 364 Federal PH Units
- ❖ Serving Low-Income Families

MAYOR WRIGHT HOMES

PROPOSED USE

Increase the number of units from 364 to **1,500 total units.**

Include **Mixed-Incomes and Mixed-Uses.**

Increase building heights and densities to **maximize** the greatest use of the parcel.

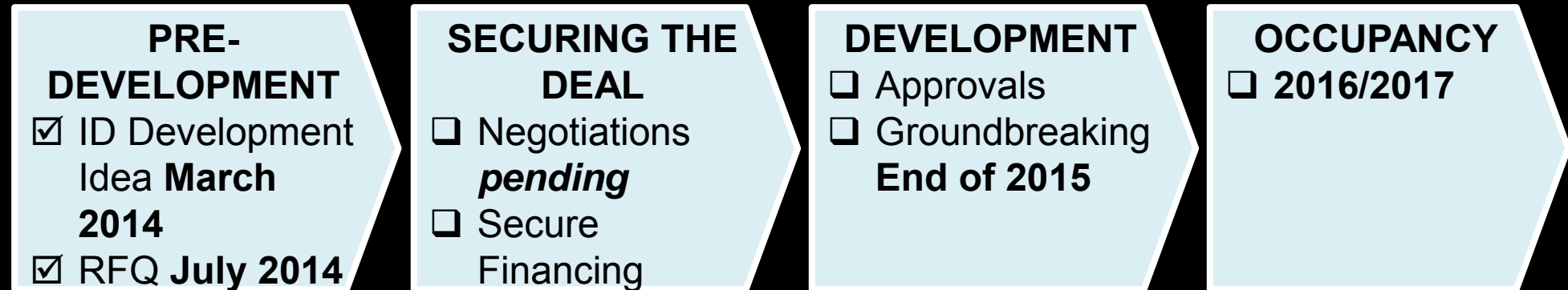


Image used for illustrative purposes only.

MAYOR WRIGHT HOMES

PROPOSED USE

TIMELINE



KALANIHUIA CURRENT USE

- ❖ Built in 1969
- ❖ 1.9 Acres
- ❖ 17-Story Tower & Community Building



- ❖ 151 Federal PH Units
- ❖ Serving Low-Income Elderly

KALANIHUIA PROPOSED USE

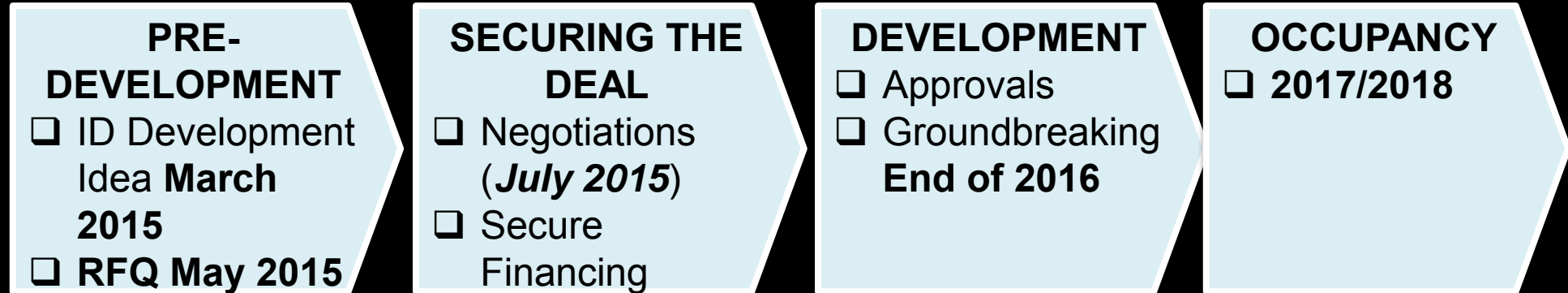
Increase the number of units from 151 to **500 total units.**

Include **Mixed-Incomes and Mixed-Uses.**



KALANINUHIA PROPOSED USE

TIMELINE



HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community



City and County of Honolulu
Harrison Rue

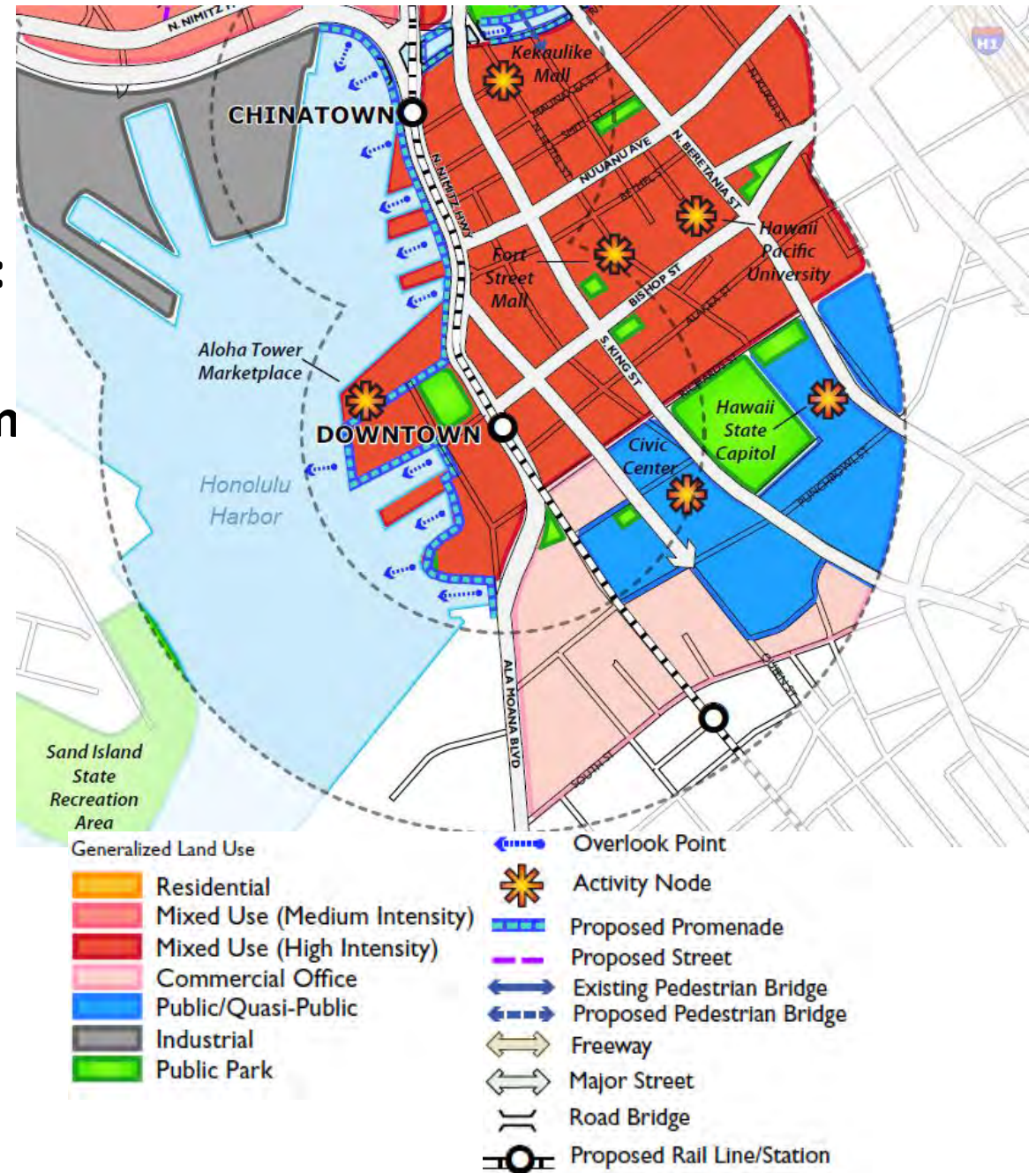


Downtown Neighborhood TOD Plan

- Downtown Station**
- Chinatown Station**
- Iwilei Station**

Downtown Station Area

- Retain employment center
- Expand mix of evening uses: retail, entertainment
- Create a regional destination with new waterfront activities:
 - Revitalize Aloha Tower
 - Redevelop HECO power plant site
 - Develop waterfront promenade

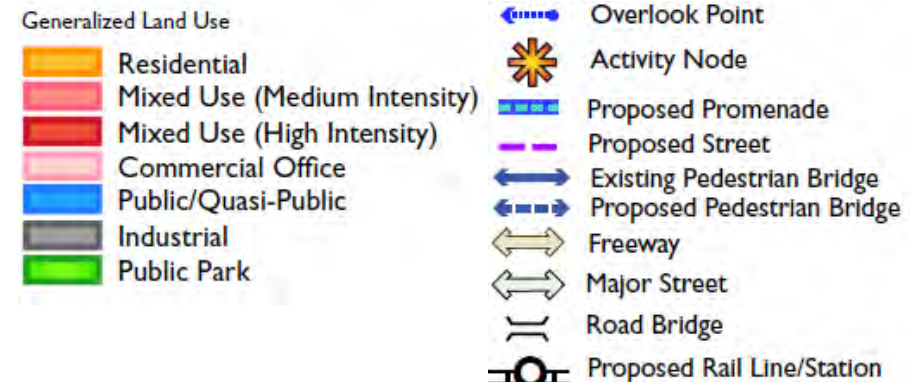
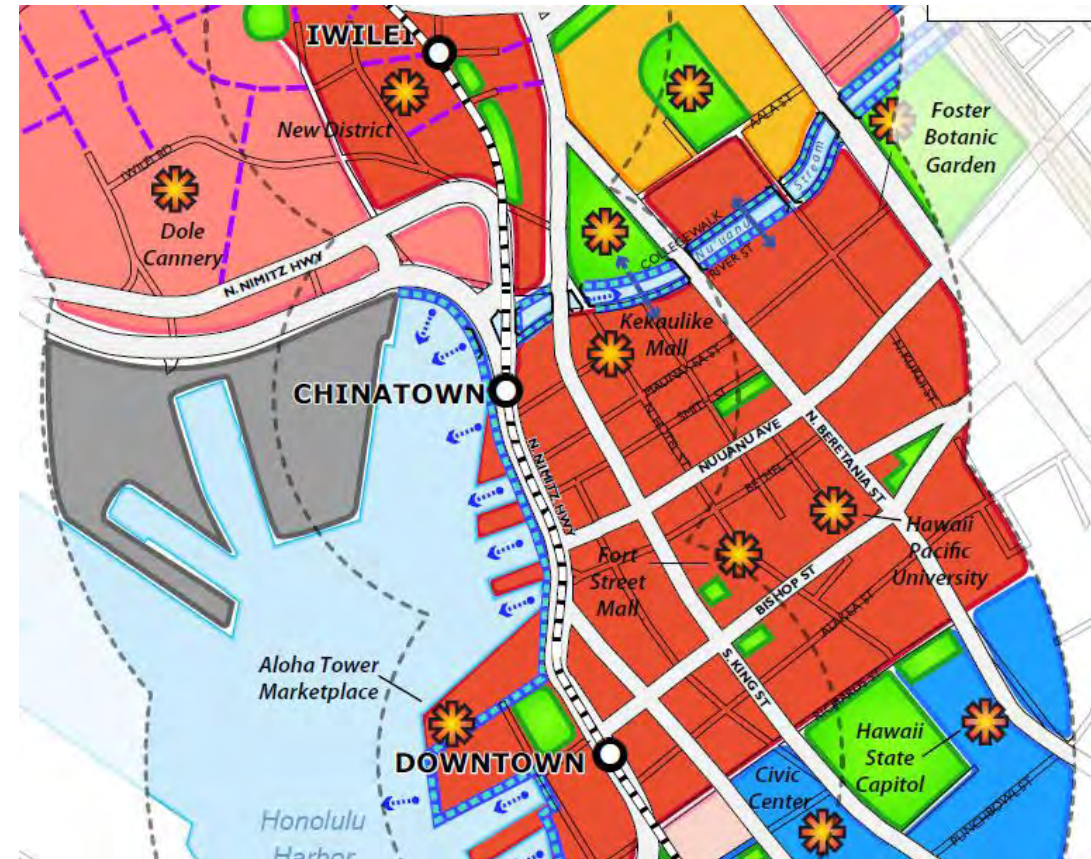


Downtown Station Area



Chinatown Station Area

- Retain historic character and scale
- Revitalize River Street, Nuuanu Stream canal, and Aala Park
- Redevelop surface parking lots on Nimitz Highway with taller buildings
- Encourage new uses and public services that accommodate seniors, children, and families



Chinatown Station Area



Chinatown Station Area



Iwilei Station Area



Grayfield redevelopment of parking lots



Example mixed use redevelopment of Costco lot

Land Use Plan – Iwilei to Kalihi



KAPALAMA STATION #15

SERVING THE KALIHI, KAPALAMA, HONOLULU COMMUNITY COLLEGE, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- DHHL
- HPHA
- UH (HCC)
- City
(presented after stop #13)

OVERVIEW



KAPALAMA STATION

At the intersection of Dillingham Boulevard and Kokea Street



Department of Education (DOE)
Ken Masden and/or Dean Uchida



Likelike El.

Kaiulani El.

Kapalama

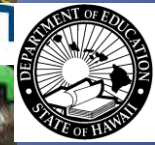
Kauluwela

Iwilei

Chinatown

Central M.

Royal Elem



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Imagery Date: 1/29/2013 21°19'04.06" N, 157°51'42.70" W elev 16 ft eye alt 5221 ft

2004



**Department of Hawaiian Home
Lands (DHHL)**

Norman Sakamoto



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

INFORMATIONAL BRIEFING ON PLANS FOR STATE LANDS NEAR TRANSIT STOPS

Senate Committee on Human Services

December 17, 2014

Our mission

To manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



Oahu Island Plan

- Adopted by Hawaiian Homes Commission in July 2014
- 20-year planning horizon
- Established land use goals
- Identified Island-wide Needs, Opportunities and Priorities
- Assigned land use designations



Oahu Island Plan

- Recommendations for alternative housing options to increase density:
 - 'Ohana Units/Accessory Dwelling Units
 - Rentals
 - Kupuna Housing
 - Duplex/Multi-Plex, Apartment
 - Mixed Use
 - Explore TOD opportunities



Oahu, By the Numbers

- 8,154 acres of land on Oahu
- 4,288 Lessees
- 12,956 Applications



Kapalama

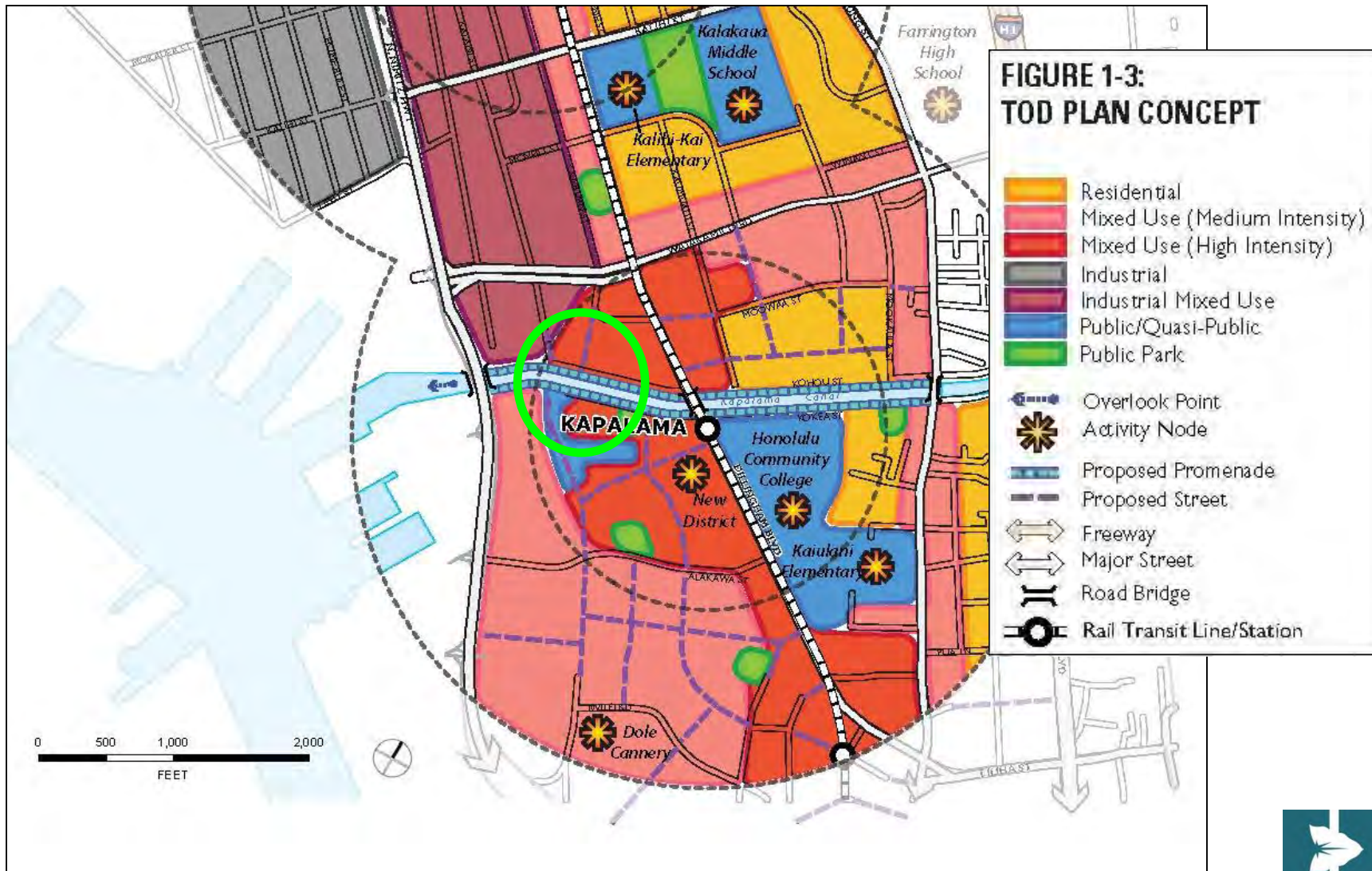


DHHL in Kapalama

- Kapalama, Nimitz/Kohou/Kalani Streets
 - 3 acres in Commercial
 - 2 acres in Industrial
 - No current plans for homesteads



Kapalama Station



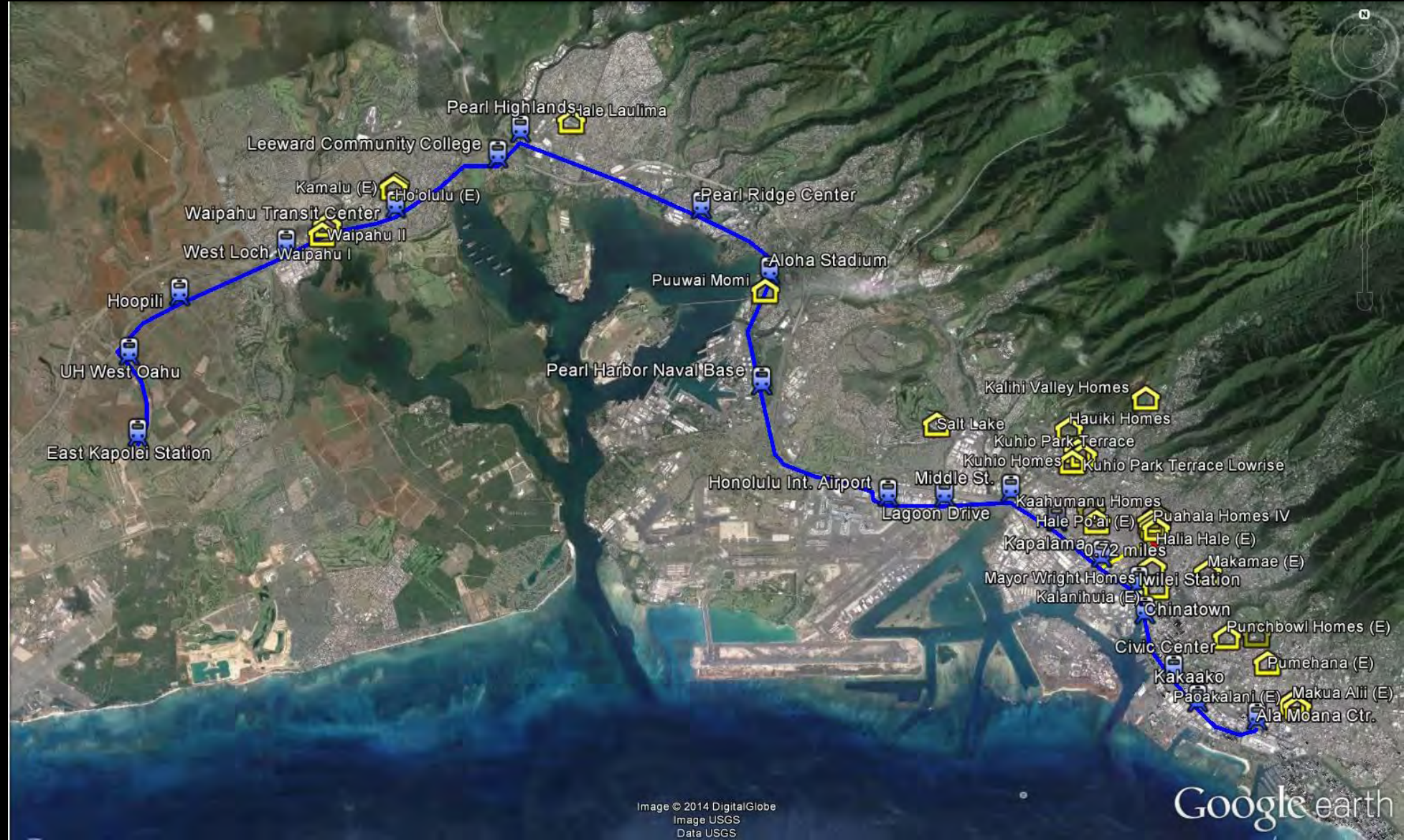


Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

KAPALAMA STATION

HPHA OFFICES, PUAHALA HOMES, HALE PO'AI & HALIA HALE



HALE PO'AI & HALIA HALE CURRENT USES

HALE PO'AI

- ❖ Built in 1989
- ❖ 1.38 acres
- ❖ 7 story building
- ❖ 206 State Units
- ❖ Serving low-income elderly



HALIA HALE

- ❖ Built in 1995
- ❖ .12 acres
- ❖ 5 story building
- ❖ 41 State Units
- ❖ Serving low-income families



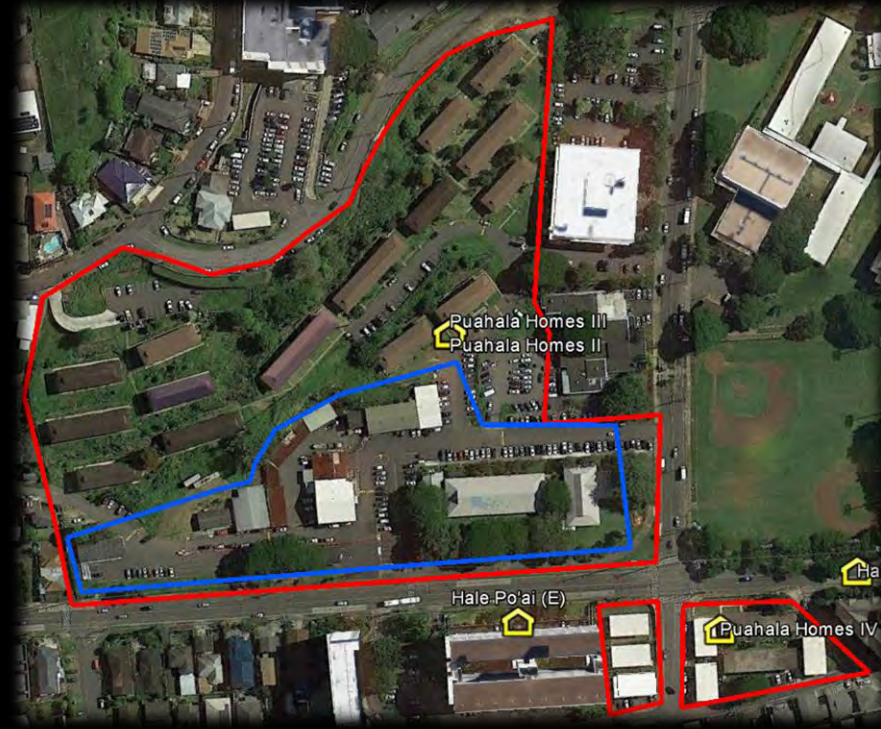
HPHA OFFICES & PUAHALA HOMES CURRENT USES

HPHA OFFICES

- ❖ Portion of 12.48 acres
- ❖ 13 administrative buildings
- ❖ 200 employees

PUAHALA HOMES (II, III, IV)

- ❖ Built in 1952, 1959 & 1959, respectively
- ❖ Portion of 12.48 acres & 1.33 acres
- ❖ 23 2-story buildings
- ❖ 100 State Units
- ❖ Serving low-income families



HPHA OFFICES, PUAHALA HOMES, HALE PO'AI & HALIA HALE PROPOSED USES

Redevelop the HPHA Offices to increase the number of low-income units to **700 to 1,000 units.**

Redevelop the HPHA offices into **efficient workspace.**

Include **innovative housing design**, e.g., micro-units to maximize space and number of units.

Include **mixed-incomes and mixed-uses.**



Images for illustrative purposes only.

HPHA OFFICES, PUAHALA HOMES, HALE PO'AI & HALIA HALE PROPOSED USES

TIMELINE

PREDEVELOPMENT

- ID Development
Idea **June 2014**
- RFQ *Dec 2014*

SECURING THE DEAL

- Negotiations
April 2015
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
End of 2016

OCCUPANCY

- End of 2017

HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community



**University of Hawaii (UH)-
Honolulu Community College (HCC)**

Michael Unebasami



Honolulu Community College

Kapālama Station

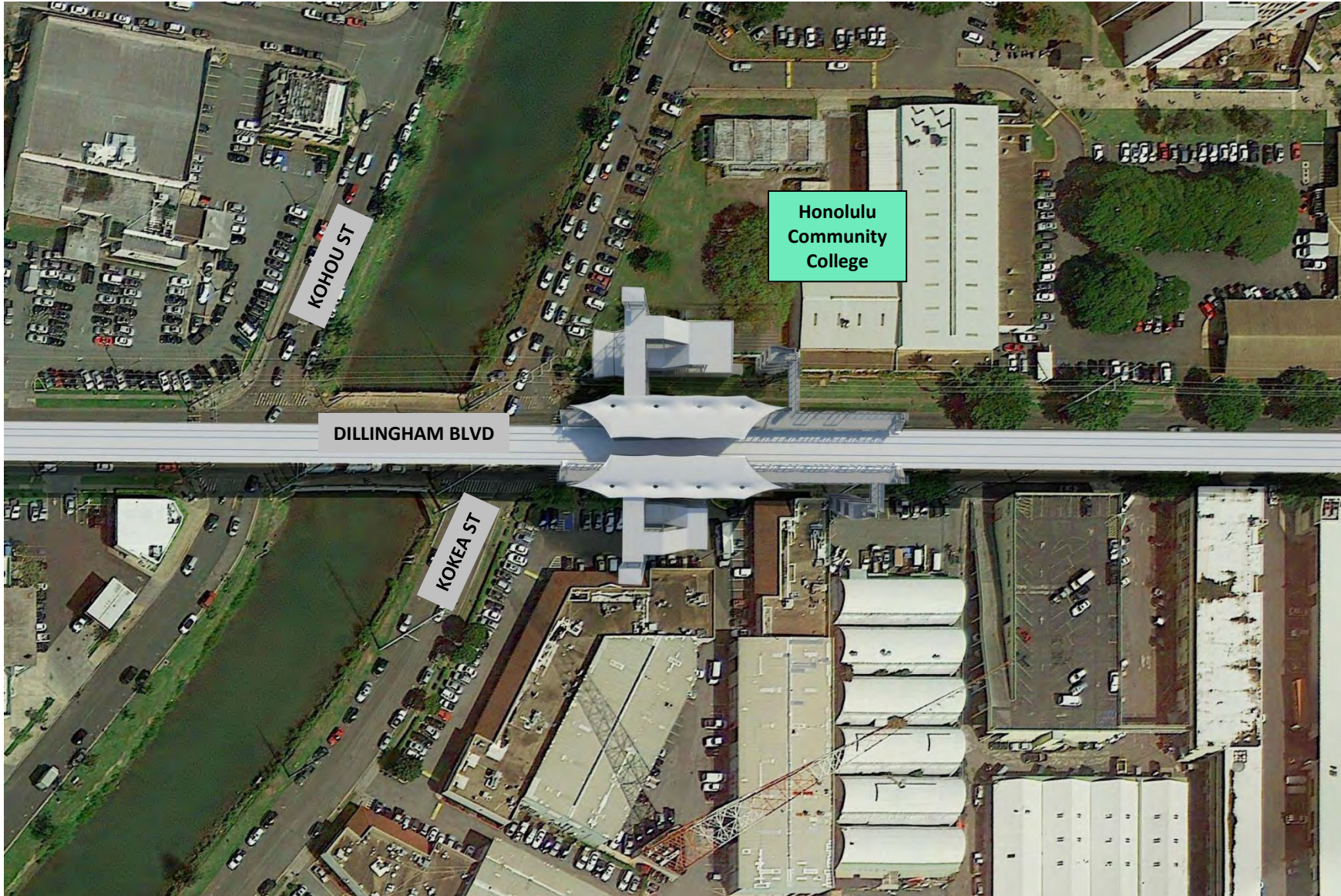
Kapālama Station

Honolulu Community College Master Plan



HCC Long Range Development Plan - March 2011

Kapālama Station



KALIHI STATION #14

SERVING THE KALIHI AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- City
(presented after stop #13)

OVERVIEW



KALIHI STATION

At the intersection of Dillingham Boulevard and Mokauea Street



Department of Education (DOE)

Ken Masden and/or Dean Uchida



Kalihi-Waena El.

Farrington

King David K.

Kalihi

Kalihi Kai El.

Kaiulani El.

Kapalama



SSFM INTERNATIONAL

Google Earth

© 2014 Google

Imagery Date: 1/29/2013 21°19'31.64" N 157°52'24.59" W elev 14 ft eye alt 5049 ft

2004

MIDDLE STREET STATION #13

SERVING THE KALIHI, HONOLULU HARBOR AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

OVERVIEW



MIDDLE STREET STATION

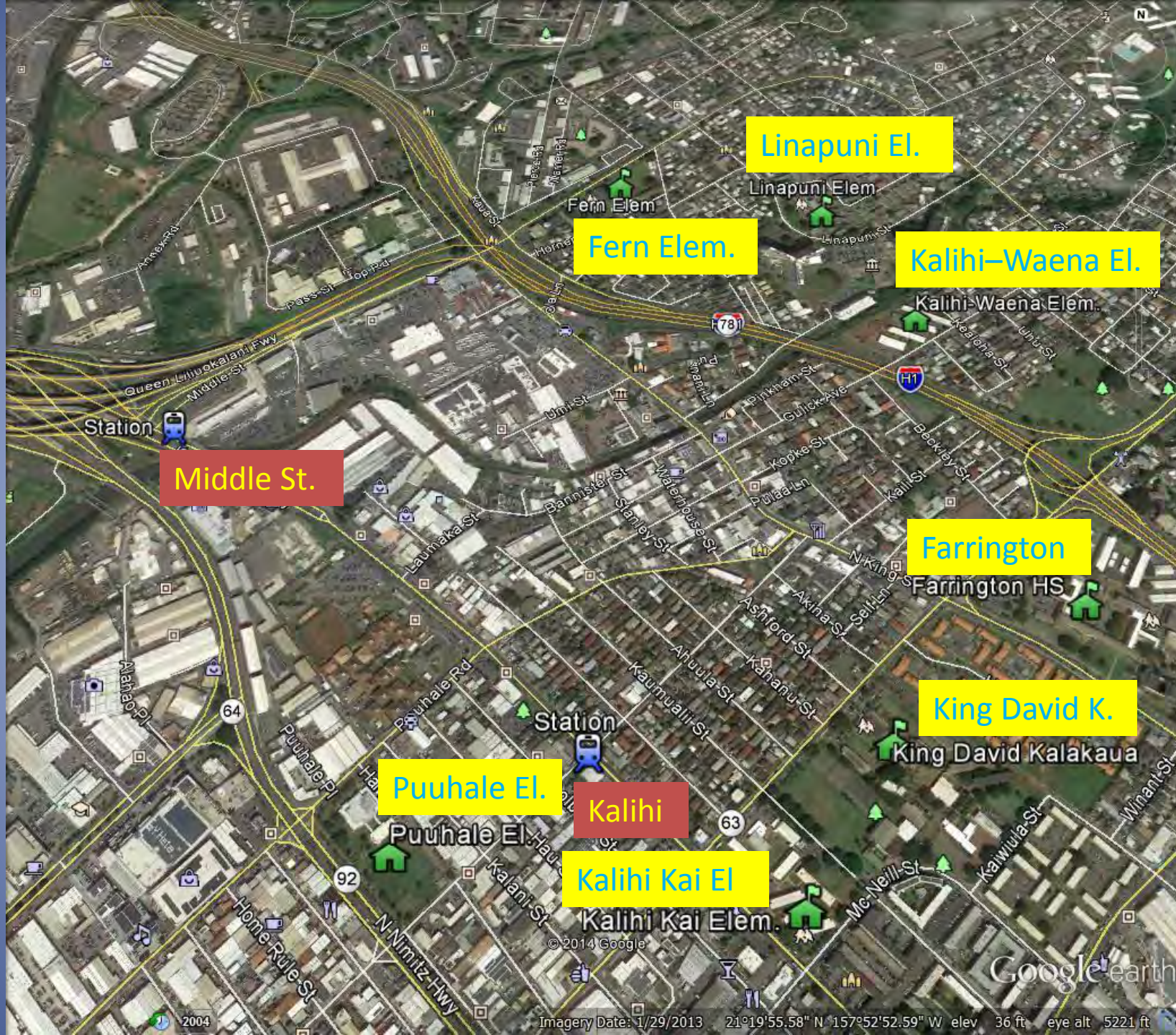
At the intersection of Kamehameha Highway and Middle Street.

- DOE
- City



Department of Education (DOE)

Ken Masden and/or Dean Uchida



Linapuni El.

Fern Elem.

Kalihi-Waena El.

Middle St.

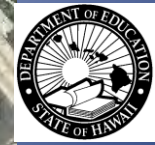
Farrington

King David K.

Puuhale El.

Kalihi

Kalihi Kai El



© 2014 Google

Google earth

Imagery Date: 1/29/2013 21°19'55.58" N 157°52'52.59" W elev 36 ft eye alt 5221 ft

2004



Lagoon Dr.

Middle St.



Google earth



City and County of Honolulu
Harrison Rue



Kalihi Neighborhood TOD Plan

- Kapalama Station
- Kalihi Station
- Middle Street Station

Land Use Plan – Iwilei to Kalihi



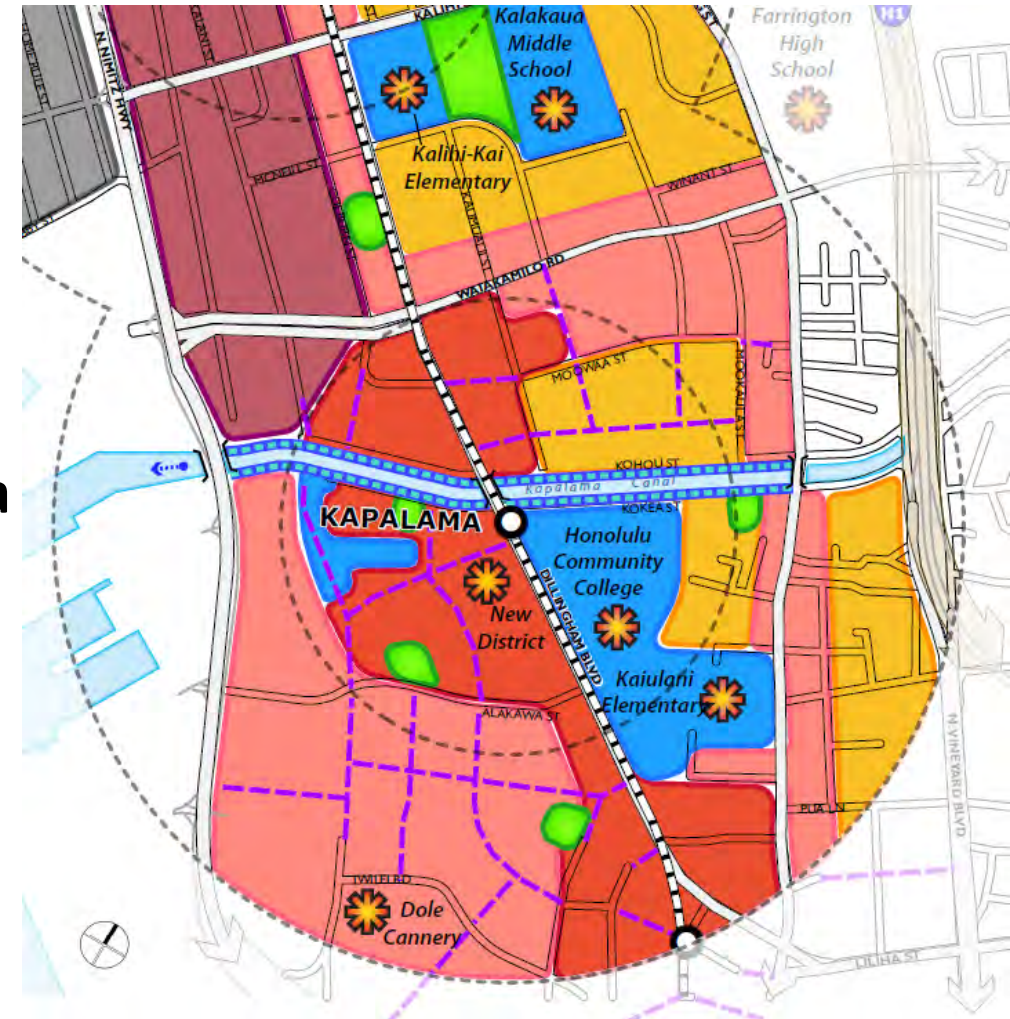
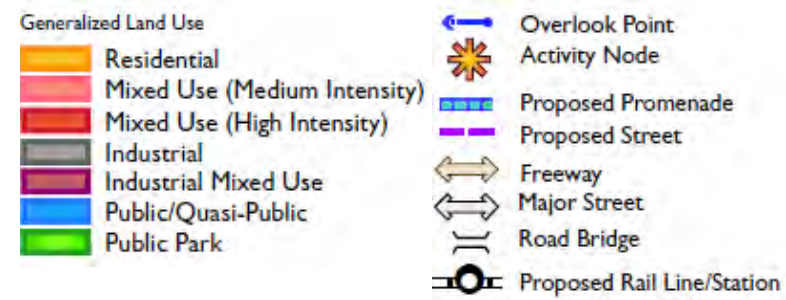
Development Potential

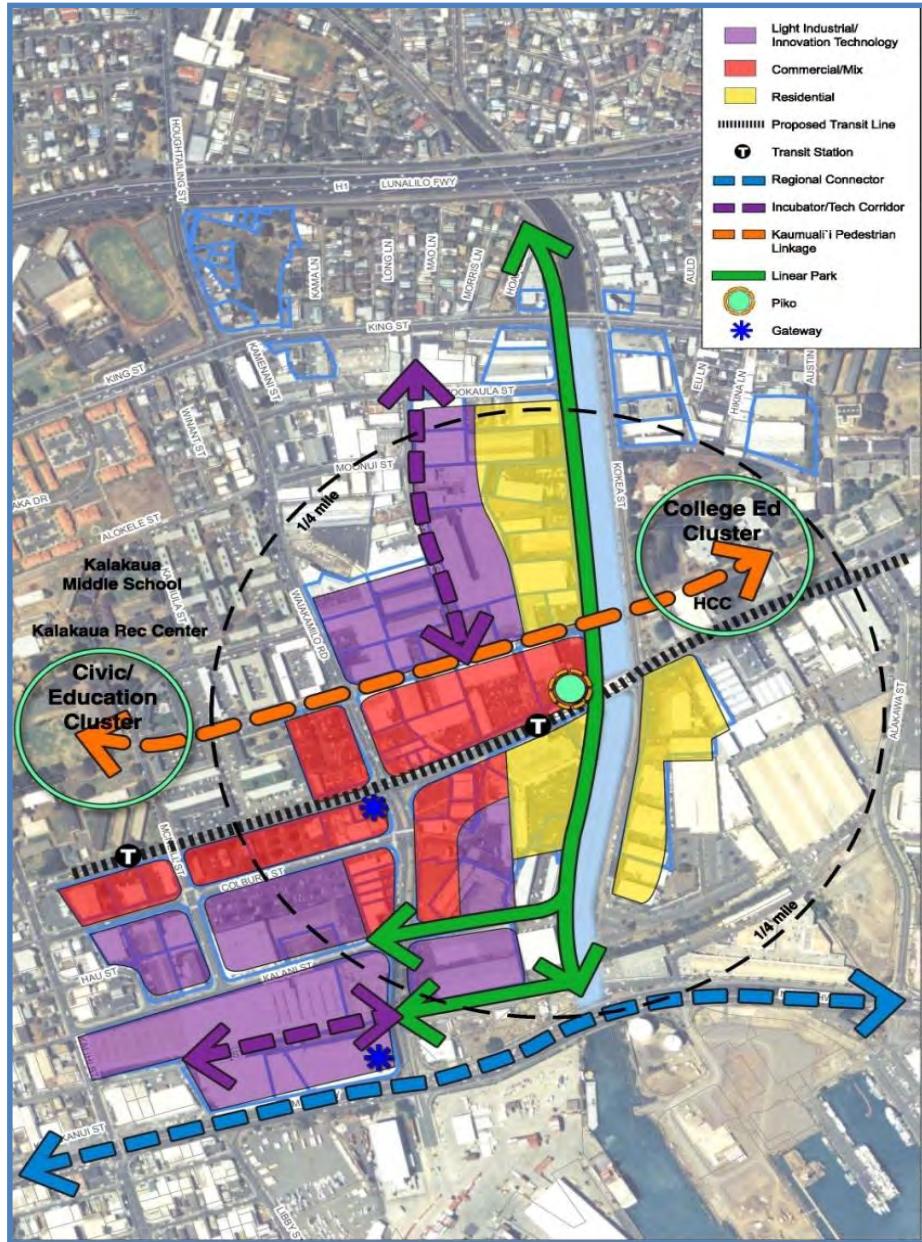
| | <i>Residential (DUs)</i> | <i>Commercial Retail Sq. Ft.)</i> | <i>Office/ R&D/ Light Industrial (Sq. Ft.)</i> | <i>Public/ Parks (Acres)</i> |
|---------------------------------|------------------------------|---------------------------------------|--|----------------------------------|
| Existing Development | 3,700 | 4,196,000 | 714,000 | 8.5 |
| TOD Plan (Net New Development) | 6,000 | 396,000 | 544,000 | 36.9 |
| Gross Future Development | 9,700 | 4,592,000 | 1,258,000 | 45.4 |

- 14,500 new residents (over 25,000 total)
- 2,200 new jobs (plus HCC and other public)
- Most growth around Kapalama Station

Kapalama Station Area

- Most transformative
- High-intensity mixed-use: residences, public facilities, neighborhood shopping
- Education hub at Honolulu Community College
- Promenade along Kapalama Canal
- New streets and paths





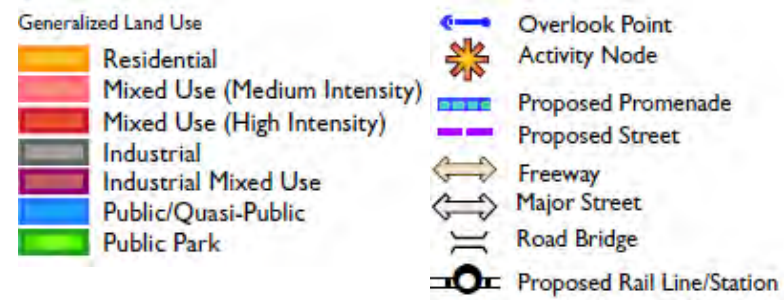






Kalihi Station Area

- Scale and character of uses maintained:
 - Industrial and commercial makai of the station and
 - Residential mauka of the station
- Greater mix of uses along Dillingham Boulevard
- Strategic new higher-density housing and rehabilitation of units in disrepair



Middle Street Station Area - OCCC



LAGOON DRIVE STATION #12

SERVING THE LAGOON DRIVE SURROUNDING BUSINESS DISTRICT, MAPUNAPUNA, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

- DOE
- DHHL
- City
(presented after stop #10)

OVERVIEW





Department of Education (DOE)

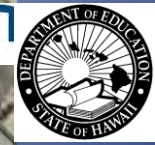
Ken Masden and/or Dean Uchida



Station
Lagoon Dr.

Station
Middle St.

SSFM
INTERNATIONAL



Google earth

Aliamanu El.

Aliamanu El.

Aliamanu Int.

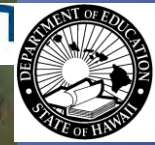
Aliamanu Int.

Station

Lagoon Dr.



Google earth





**Department of Hawaiian Home
Lands (DHHL)**

Norman Sakamoto

Moanalua



DHHL in Moanalua

- Moanalua, Kakoi/Kilihau Streets
 - 13.8 acres in 20 industrial lots
 - No current plans for homesteads



Lagoon Drive Station

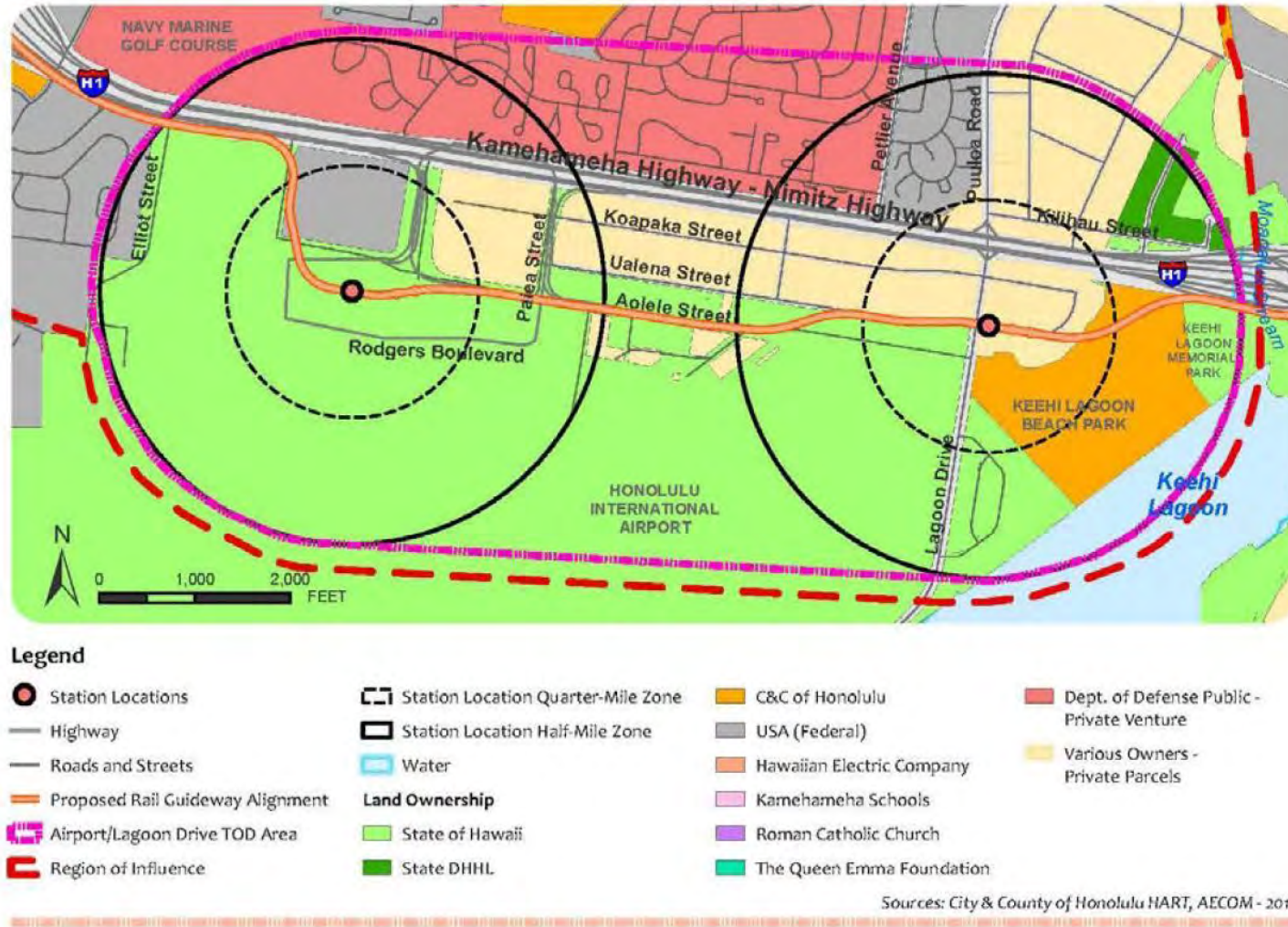


Figure 2-2: Land Ownership



HONOLULU INT'L AIRPORT STATION #11

SERVING THE HONOLULU INT'L AIRPORT AND SURROUNDING BUSINESS DISTRICT, SALT LAKE, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

OVERVIEW



- DOE
- City
(presented after stop #10)



Department of Education (DOE)

Ken Masden and/or Dean Uchida

Pearl Harbor El.

Pearl Harbor El.

Aliamanu El.

Aliamanu El.

Aliamanu Int.

Aliamanu Int.

Airport

Station

SSFM INTERNATIONAL

Google earth



PEARL HARBOR NAVAL BASE STATION #10

SERVING THE PEARL HARBOR NAVAL BASE, HICKAM AIRFORCE BASE, SALT LAKE, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

VIDEOS

OVERVIEW



PEARL HARBOR STATION

At the intersection of Kamehameha Highway and Radford Road

- DOE
- City



Department of Education (DOE)
Ken Masden and/or Dean Uchida



Pearl Harbor

P.H. Kai El.

Pearl Harbor El.

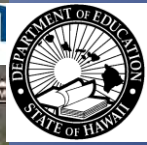
Mokulele El.

Nimitz El.

Airport

SSFM INTERNATIONAL

earth Station





City and County of Honolulu
Harrison Rue



Airport Area TOD Plan

- Lagoon Drive Station
- Airport Station
- Pearl Harbor Station

3 Stations → 1 Plan

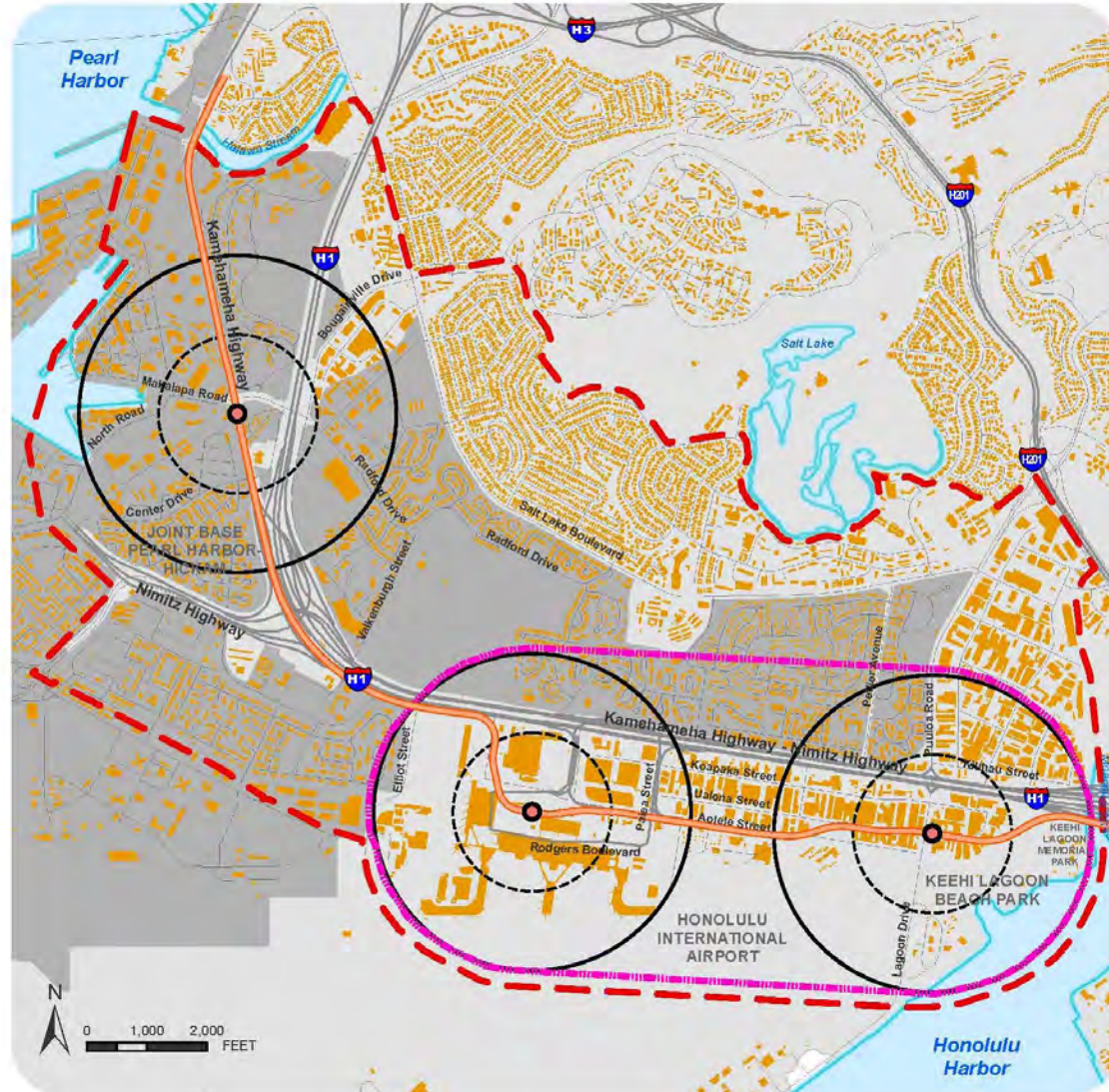
- Pearl Harbor Station
- Airport Station
- Lagoon Drive Station



Planning area

4 Focus Areas

- Region of Influence
- Airport & Lagoon Drive Area
- ¼-mile Radius Area
- ½-mile Radius Area



Airport Station (draft)

Airport Station Vision

Airport Station is the island's Aloha Station, welcoming local, mainland and international visitors alike. The station provides clear, easy transfer from terminal to train and sets the island image for arriving passengers. The station also provides lodging and office options in an airport adjacent location, with easy foot connections that allow safe, convenient movement throughout the station area without the need for a vehicle. The development area uses urban design elements as well as specific wayfinding signage to direct users between station area destinations.

Key Parcels

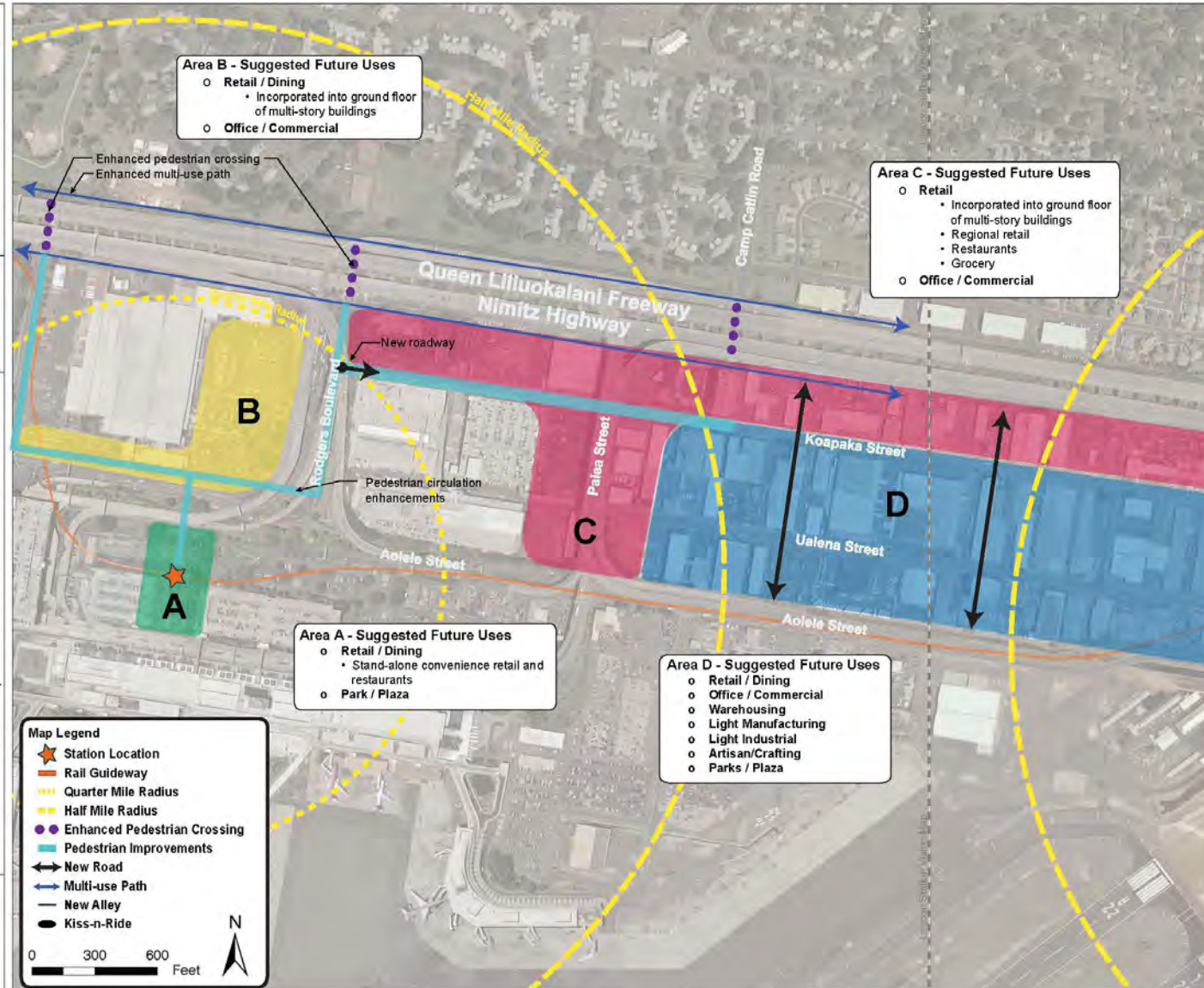
- Employee parking adjacent (mauka) to station

Suggested Circulation Improvements

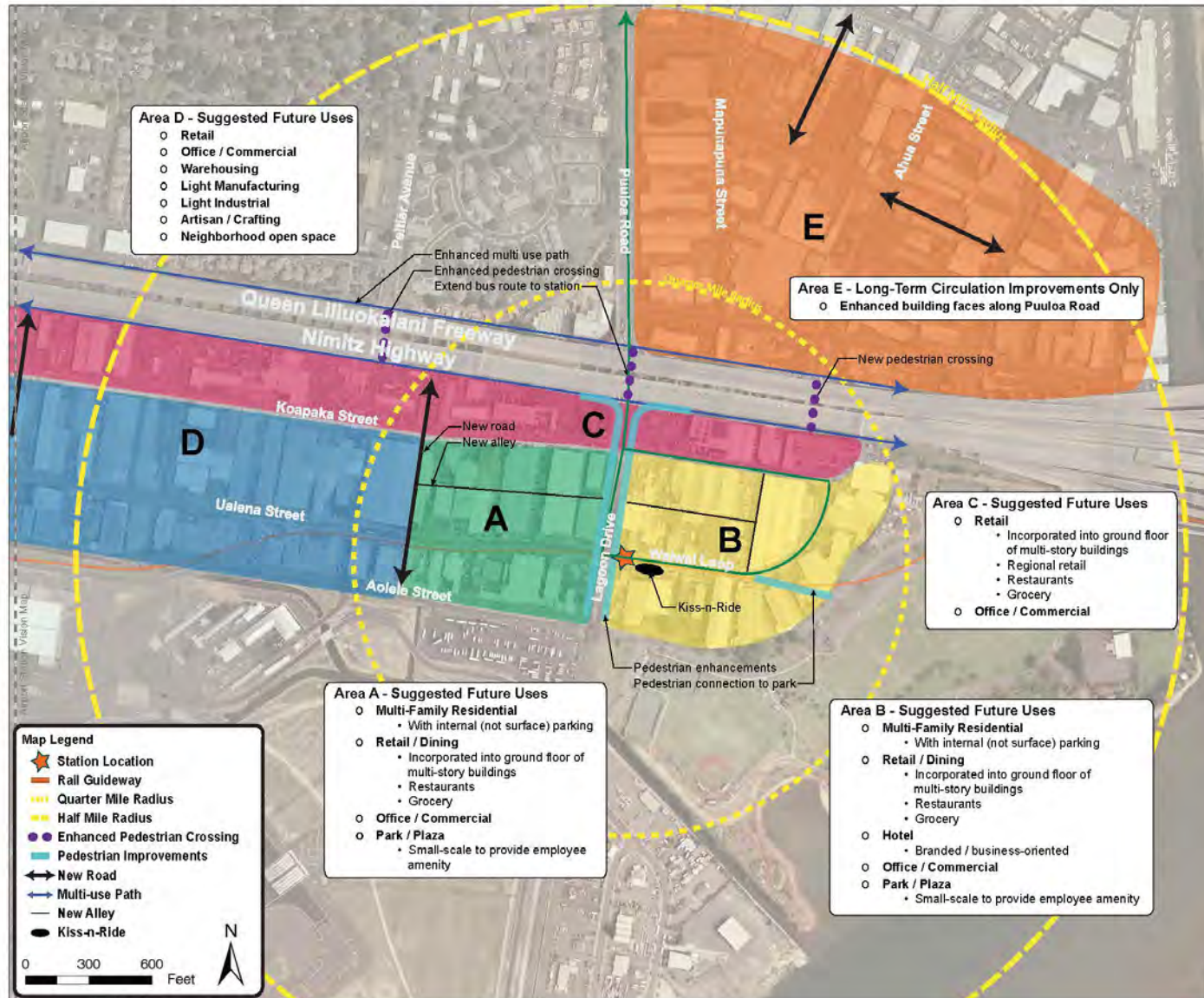
- Enhanced multi-use path along Nimitz Highway
- Bicycle and pedestrian connection from Nimitz Highway to station/terminal
- Enhanced pedestrian crossings of Nimitz Highway at (unnamed airport entry road immediately eua of Post Office), Catlin Drive, and Rodgers Boulevard
- Bicycle/pedestrian connection across Koapaka Street and Paiea Street
- Mitigation of pedestrian/vehicular conflicts at Koapaka Street and Paiea Street
- Enhanced pedestrian crossing of Nimitz Highway at Camp Catlin Road
- Pedestrian enhancements on Koapaka Street
- New mauka-makai connections between Aolele Street and Nimitz Highway



AECOM



Lagoon Drive Station (draft)



Lagoon Drive Station Vision

Lagoon Drive Station is a mixed use development area that provides housing and recreation convenient to the rail station, while also offering transit proximity to many uses not traditionally located close to a transit station. The station area features a dense, pedestrian-focused core with residential and neighborhood-serving retail, while the wider station area incorporates larger development sites suitable for a multi-building office campus, light industrial, or auto-oriented uses that can benefit from pedestrian access. The station area uses a varied block size to promote pedestrian-friendly streets while still maintaining flexibility for a wide variety of uses.

Key Parcels

- Station adjacent parcels (Diamond Head of Lagoon Drive, both sides of Waiwai Loop)
- Parcel(s) underneath guideway between Waiwai Loop and Keehi Lagoon Park
- All Parcels abutting Lagoon Drive (makai of Nimitz Highway)
- Corner parcels at intersection of Lagoon Drive and Nimitz Highway

Suggested Circulation Improvements

- Bus service to the station
- Kiss-n-Ride at the station
- Enhanced multi-use path along Nimitz Highway
- New pedestrian only crossing of Nimitz Highway at Ahua Street
- Enhanced pedestrian crossing of Nimitz Highway at Lagoon Street
- Pedestrian connection from Waiwai Loop into Keehi Lagoon Park
- Enhanced pedestrian crossing of Nimitz Highway at Peltier Avenue
- New mauka-makai connections between Aolele Street and Nimitz Highway



ALOHA STADIUM STATION #9

SERVING THE ALOHA STADIUM, AIEA, SALT LAKE, MOANALUA, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP


RENDERINGS

VIDEOS

- DAGS
- DOE
- HPHA
- City

Kamehameha Highway and Salt Lake Boulevard





**Department of Accounting and
General Services (DAGS)**

Ralph Morita

Aloha Stadium





Halawa Makai TOD Plan Aloha Stadium

- Coordinating with TOD team for this station.
- Aloha Stadium and DAGS have members on Steering Committee
- Will tie in with and complement future Stadium and associated development.

Time Line: On-going



HART Aloha Stadium Station

- HART Station and Guideway on Aloha Stadium Property.
- MOU for HART to design, construct and operate on site. Future easement once all criteria is met.
- Discussions ongoing to ascertain best way to access Stadium from Station
- Traffic Study to mitigate future problems – “before” and “after” comparison.

Time Line: On-going through implementation of Station operation.



New/Refurbished Stadium

- RFI received five (5) Information Packages from qualified development teams.
- All include New Stadium
- Associated development proposed to support new stadium – diverse concepts at this time
- All based on deed restrictions being removed.
- Rezoning would be required.
- **No decision made on New vs. Refurbish**
- Renovation & Improvement Projects – On-going
 - Current Focus: Critical Health & Safety Only

Time Line: 5-7 years for New Stadium if decision is to proceed



Deed and Site Restrictions

- **Lifting Deed Restrictions Required for any meaningful development to take place. (Critical)**
- Status:
 - Federal DR – in process
 - City DR – action to lift being implemented on both City and Federal portions.
- Military Site Line restrictions – may affect height of future facilities

Time Line: On-Going and must be addressed prior to start of future development plans

Mahalo





Department of Education (DOE)

Ken Masden and/or Dean Uchida

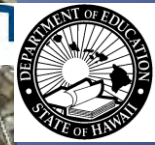
Aloha Stadium

Makalapa El.

Radford HS.

Pearl Harbor

SSFM INTERNATIONAL



Google earth

Waimalu El.

Pearl Ridge El.

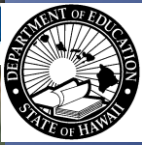
Pearlridge Cntr.

Aiea HS.

Alvah A. Scott El.

Aiea El.

Aloha Stadium



Google earth

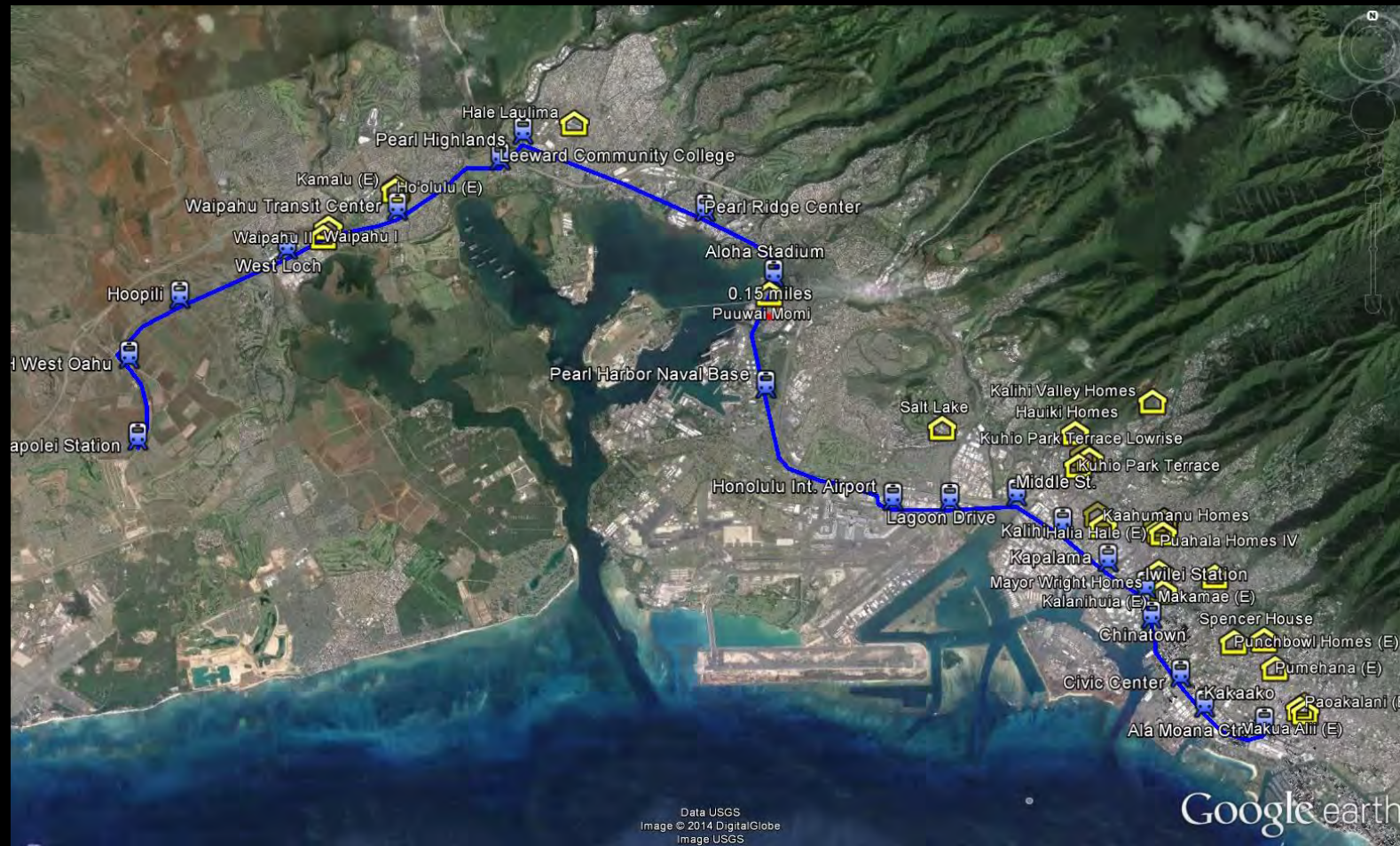


Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

ALOHA STADIUM STATION

PUUWAI MOMI



PUUWAI MOMI CURRENT USE



- ❖ Built in 1969
- ❖ 11.54 acres
- ❖ 28 1 to 3-story buildings

- ❖ 260 Federal Units
- ❖ Serving low-income families



PUUWAI MOMI PROPOSED USE

Increase the number of units from 260 to **600 to 1,200 units.**



Include **Mixed-Incomes and Mixed-Uses.**

PUUWAI MOMI PROPOSED USE

TIMELINE

PREDEVELOPMENT

- ID Development
Idea **March 2015**
- RFQ **July 2015**

SECURING THE DEAL

- Negotiations
Oct 2015
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
End of 2016

OCCUPANCY

- End of 2018**

HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community



City and County of Honolulu
Harrison Rue



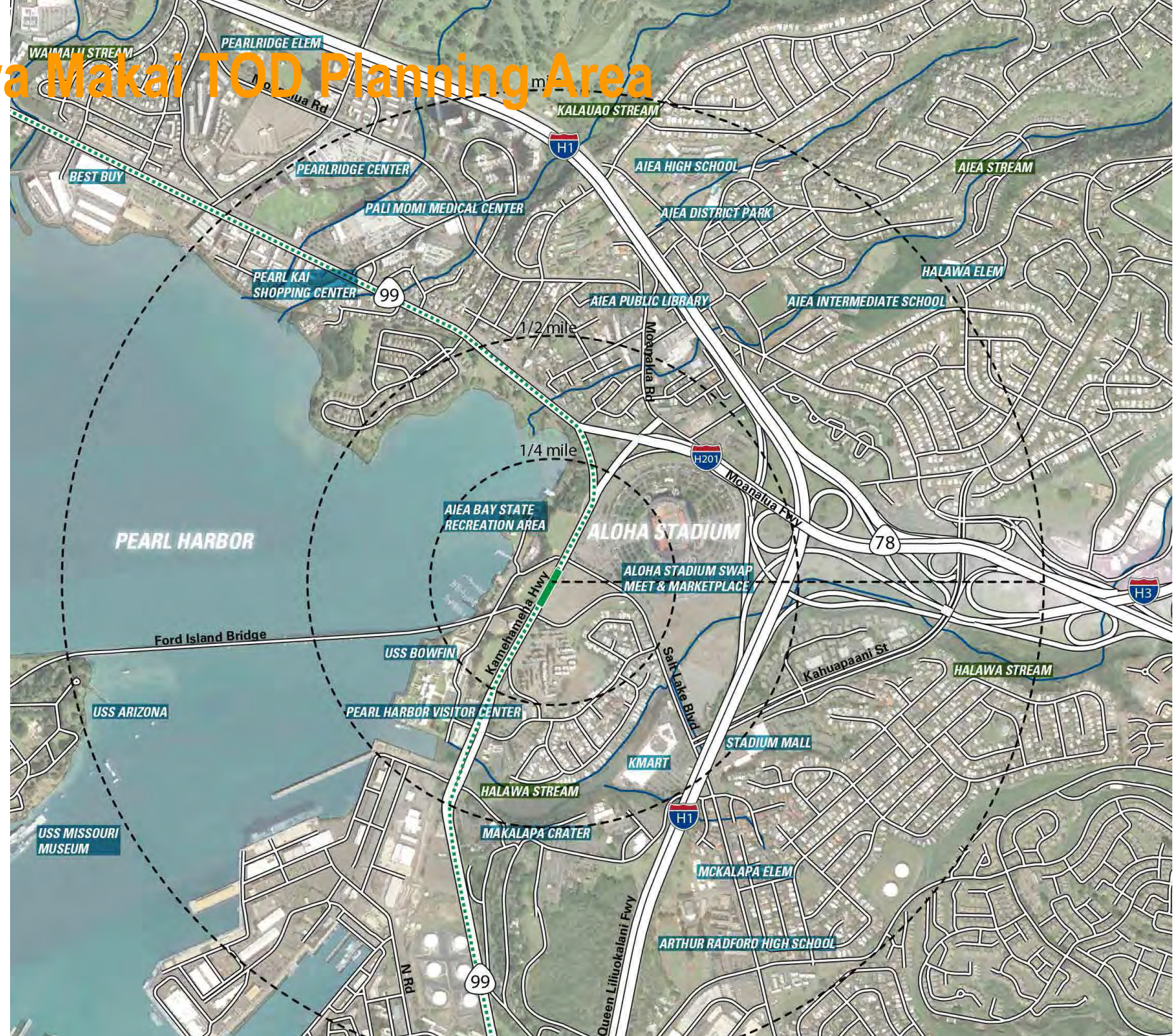
Halawa Makai TOD Plan

- Aloha Stadium Station

Halawa Makai TOD Planning Area



Halawa Makai TOD Planning Area



PEARLRIDGE CENTER STATION #8

SERVING THE PEARLRIDGE CENTER, PEARL CITY, WAIMALU, AIEA, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

Kamehameha Highway and Kaonohi Street



- **DOE**
- **City**
(presented after stop #6)



Department of Education (DOE)

Ken Masden and/or Dean Uchida

Waimalu El.

Pearl Ridge El.

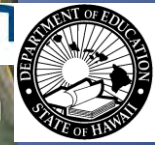
Pearlridge Cntr.

Aiea HS.

Alvah A. Scott El.

Aiea El.

Aloha Stadium



Google earth

© 2014 Google

Imagery Date: 1/29/2013 21°22'45.28" N 157°56'15.08" W elev 21 ft eye alt 6749 ft

2001

PEARL HIGHLANDS STATION #7

SERVING THE PEARL HIGHLANDS, PEARL HIGHLANDS CENTER, PEARL CITY, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

- DOE
- HPHA
- City
(presented after stop #6)

Kamehameha Highway and Kuala Street





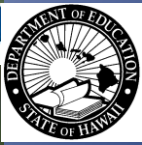
Department of Education (DOE)
Ken Masden and/or Dean Uchida



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Google earth



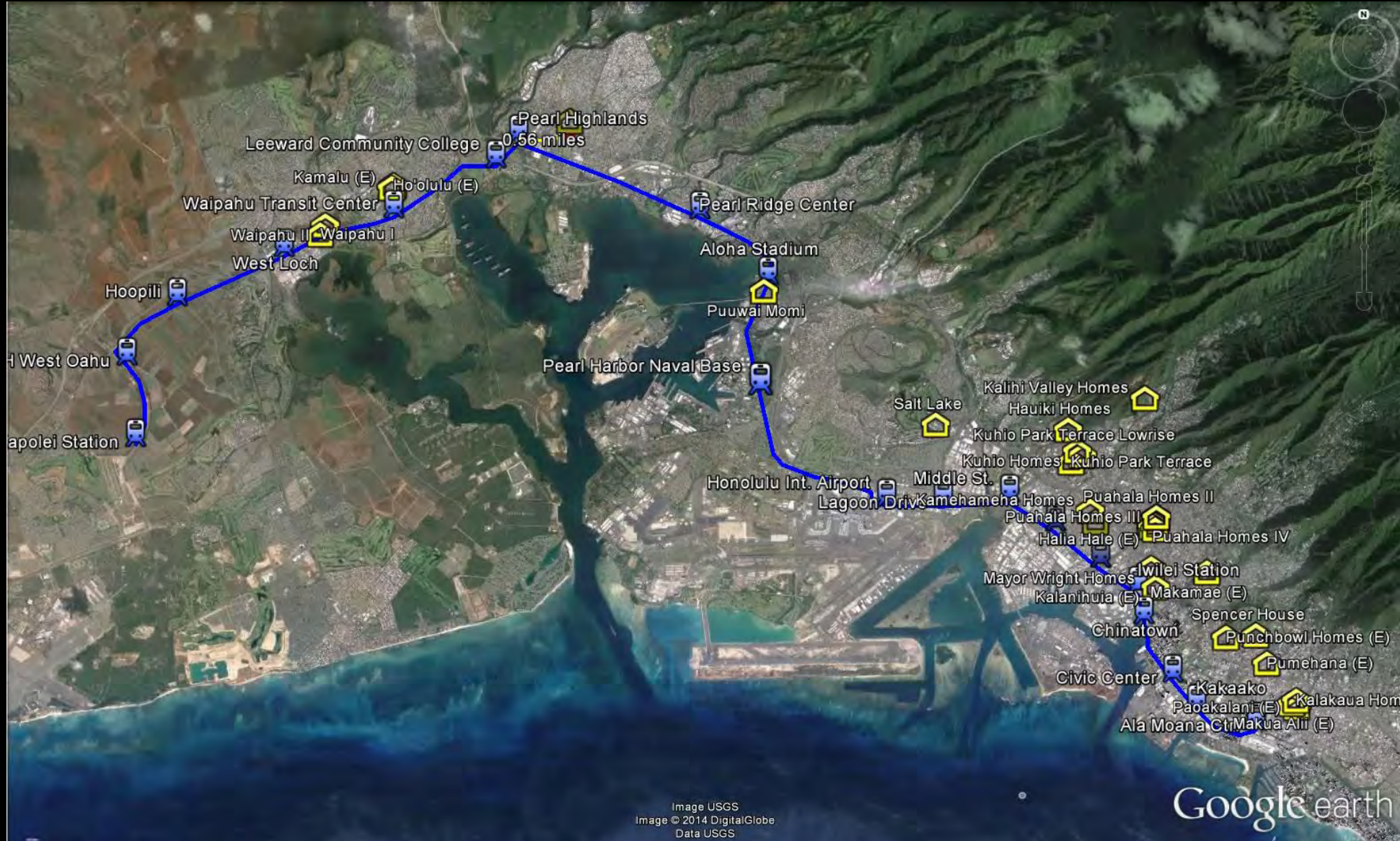


Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

PEARL HIGHLANDS STATION

HALE LAULIMA



HALE LAULIMA CURRENT USE



- ❖ Built in 1981
- ❖ 3.96 acres
- ❖ 10 2-story buildings

- ❖ 36 Federal Units
- ❖ Serving low-income families



HALE LAULIMA PROPOSED USE

Redevelop the 3.96 acre parcel to increase the number of units from 36 units to 700 to 1,000 units.

Include mixed-incomes and mixed-uses.



HALE LAULIMA PROPOSED USE

TIMELINE

PREDEVELOPMENT

- ID Development
Idea **Feb 2015**
- RFQ **May 2016**

SECURING THE DEAL

- Negotiations
Oct 2015
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
End of 2017

OCCUPANCY

- End of 2019**

HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community



City and County of Honolulu
Harrison Rue

LEEWARD COMMUNITY COLLEGE STATION #6

SERVING THE LEEWARD COMMUNITY COLLEGE CAMPUS, WAIKELE, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

- DOE
- UH
(LCC)
- City

Leeward Community College campus parking lot





Department of Education (DOE)

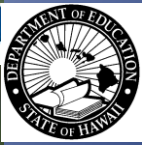
Ken Masden and/or Dean Uchida



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Google earth



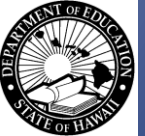


August Ahrens El.

Leeward CC

Waipahu HS.

Waipahu TC



Google earth

© 2014 Google

Imagery Date: 1/16/2013 21°23'20.59" N 157°59'41.49" W elev 48 ft eye alt 6749 ft



**University of Hawaii (UH)-
Leeward Community College (LCC)**

Michael Unebasami



Leeward Community College

Leeward Community College Station



Leeward CC Plan

Leeward Community College Station – Overall Site Plan



Leeward Community College Station – Exterior Views



City and County of Honolulu
Harrison Rue



Aiea-Pearl City Neighborhood TOD Plan

- Pearlridge Station**
- Pearl Highlands Station**
- Leeward Community College Station**

B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE

FOR ILLUSTRATIVE PURPOSES ONLY



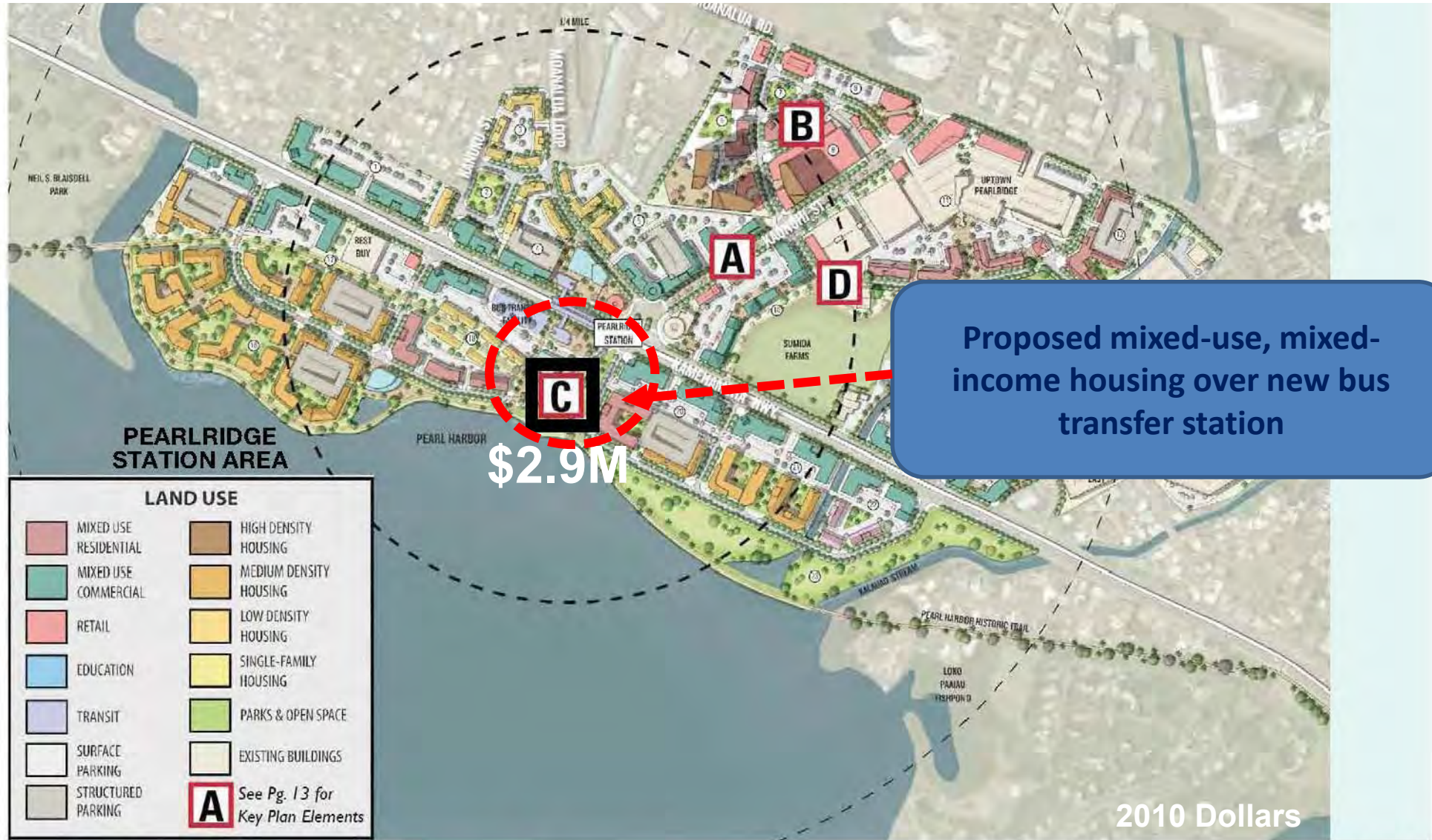
B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE



AIEA-PEARL CITY | NEIGHBORHOOD TOD PLAN

VAN METER
WILLIAMS
POLLACK ^{LLP}

Pearlridge Station Development

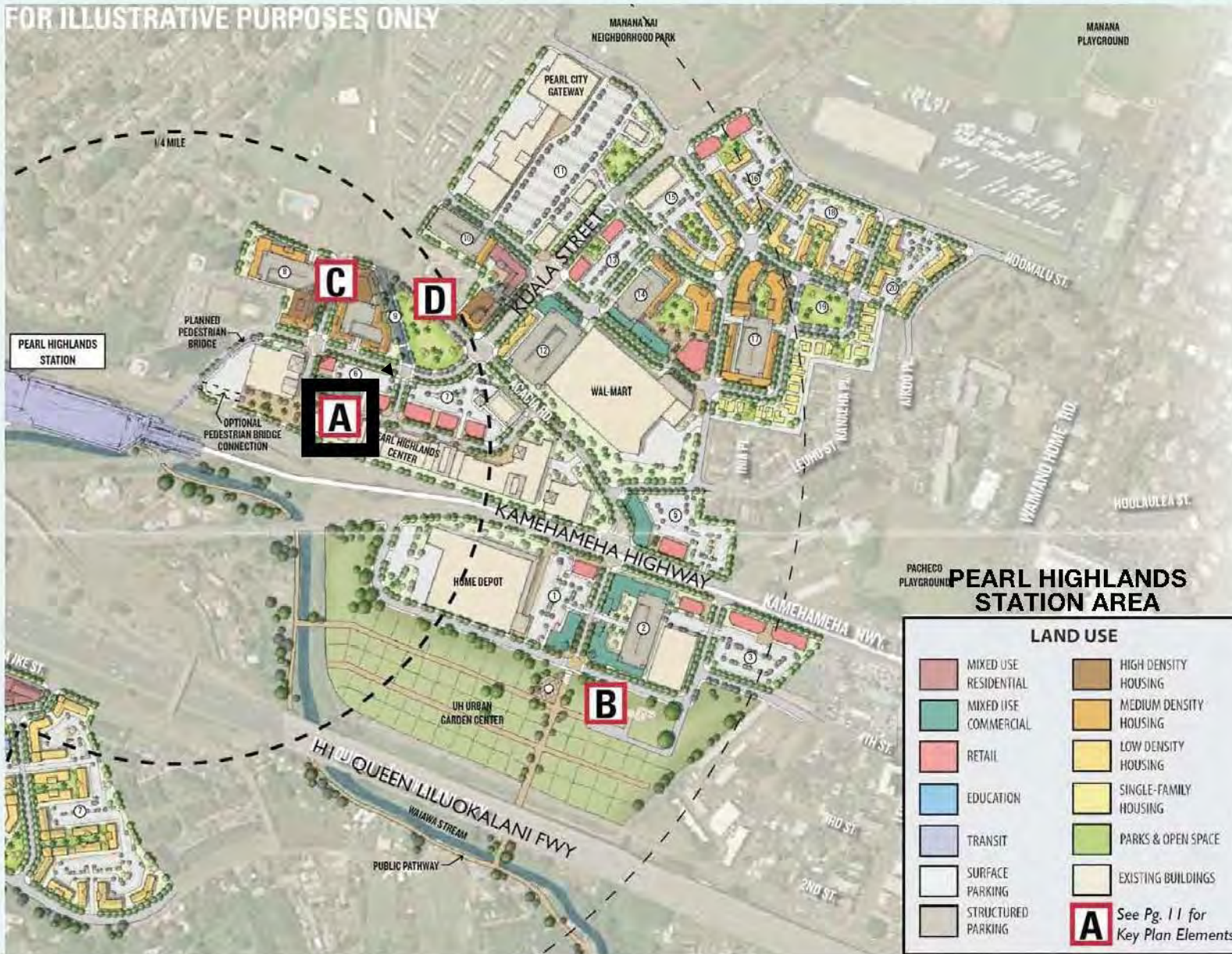


Pearlridge Station Development



A. PEARL HIGHLANDS CENTER PEDESTRIAN IMPROVEMENTS

FOR ILLUSTRATIVE PURPOSES ONLY



Housing Development at Pearl Highlands



Housing Development at Pearl Highlands

For Illustrative Purposes Only



Mixed-Use Development on LCC Parking Lot (Phased)



Mixed-Use Development on LCC Parking Lot (Phased)



Mixed-Use Development on LCC Parking Lot (Phased)



Mixed-Use Development on LCC Parking Lot (Phased)



Mixed-Use Development on LCC Parking Lot (Phased)



C. DEVELOPMENT OF OPEN SPACE ADJACENT TO CAMPUS

For Illustrative Purposes Only



Housing on DH End of Campus



Housing on DH End of Campus



WAIPAHU TRANSIT CENTER STATION #5

SERVING THE WAIPAHU, WAIKELE AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

- DOE
- HHFDC
- HPHA
- City
(presented after stop #4)

Farrington Highway and Mokuola Street





Department of Education (DOE)

Ken Masden and/or Dean Uchida

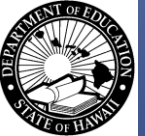


August Ahrens El.

Leeward CC

Waipahu HS.

Waipahu TC



Google earth

© 2014 Google

Imagery Date: 1/16/2013 21°23'20.59" N 157°59'41.49" W elev 48 ft eye alt 6749 ft



August Ahrens El.

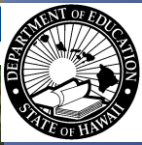
Waipahu El.

Waipahu Int.

Waipahu TC

West Loch Station

SSFM INTERNATIONAL



Google earth

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Image USGS

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Hawaii Housing Finance and Development Corporation (HHFDC)

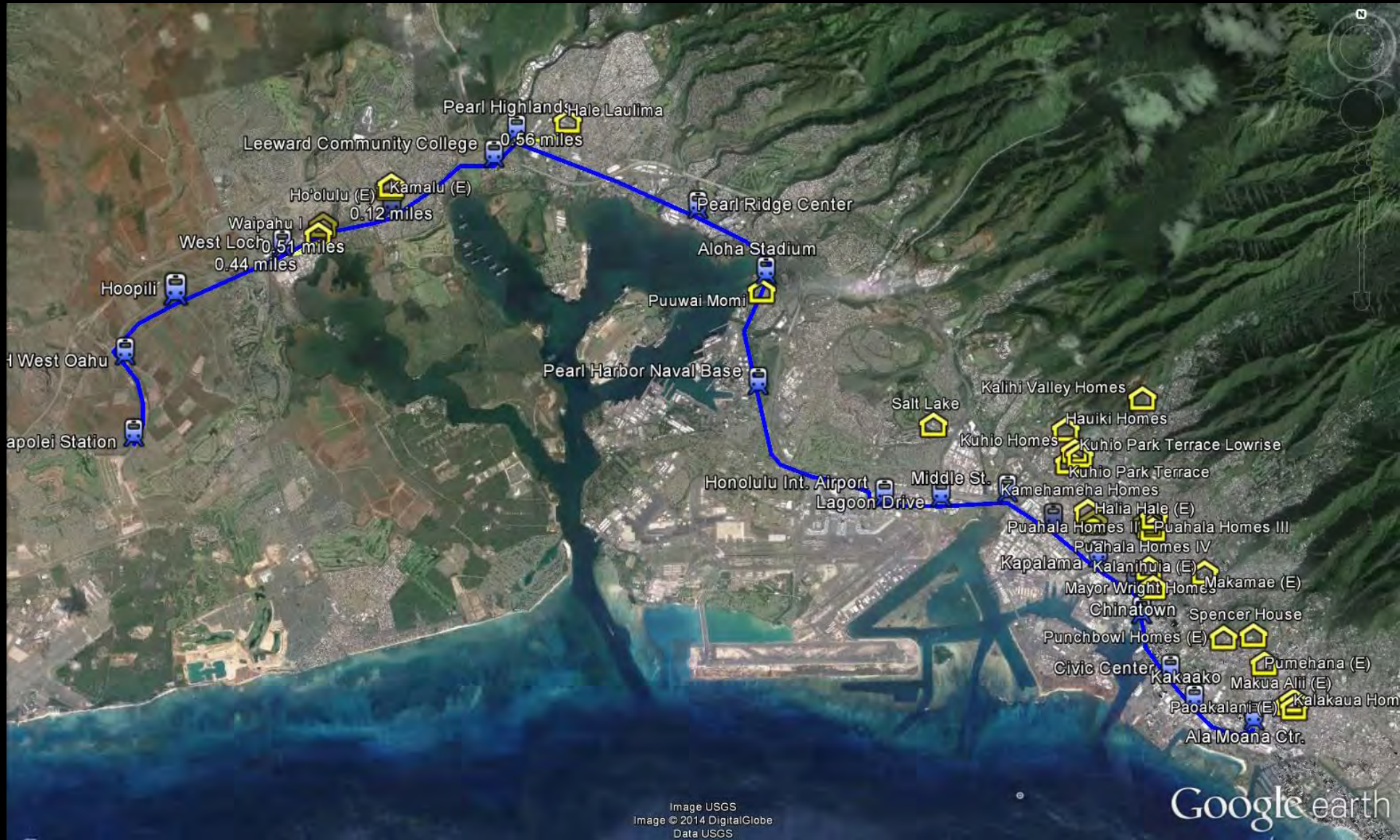
Craig Hirai



Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

WEST LOCH & WAIPAHU TRANSIT CENTER HOOLU'U & KAMALU, WAIPAHU I & II



KAMALU & HO'OLULU CURRENT USES



- ❖ Built in 1993 and 1995, respectively
- ❖ 3.78 acres
- ❖ Two 7-story buildings
- ❖ 109 & 112 State Units, respectively
- ❖ Serving low-income Elderly

WAIPAHU I & II CURRENT USES

WAIPAHU I

- ❖ Built in 1970
- ❖ 0.28 acres
- ❖ 1 4-story building
- ❖ 19 Federal Units
- ❖ Serving low-income families



WAIPAHU II

- ❖ Built in 1970
- ❖ 0.37 acres
- ❖ 1 4-story building
- ❖ 20 Federal Units
- ❖ Serving low-income families

HOOLU'U & KAMALU, WAIPAHU I & II PROPOSED USES

Sell off **Waipahu I** and **Waipahu II** to use the proceeds and 39 Public Housing units towards...

The redevelopment of **Hoolu'u** and **Kamalu**, to increase the number of units from 362 to **700 to 1,000 total units.**



Include **Mixed-Uses** and **Mixed-Incomes.**

KAMALU & HO'OLULU, WAIPAHAU I & II

PROPOSED USES

TIMELINE

PREDEVELOPMENT

- ID Development
Idea **Feb 2015**
- RFQ **May 2015**

SECURING THE DEAL

- Negotiations
Aug 2015
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
End of 2016

OCCUPANCY

- End of 2018**

HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
- 0% Loan for Infrastructure
- Dedicated Bond Capacity for Housing
- Set-aside of Rental Housing Trust Fund
- Set-aside of Conveyance Tax
- Tax Abatement for Public Housing and affordable units
- Set-aside of Low Income Housing Tax Credits.

HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community

WEST LOCH STATION #4

SERVING THE WEST LOCH, EWA BEACH, WAIPAHO AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

PHOTOS

VIDEOS

- **DOE**
- **HPHA**
(presented with stop #5)
- **City**

Farrington Highway and Leoku Street





Department of Education (DOE)

Ken Masden and/or Dean Uchida



August Ahrens El.

Waipahu El.

Waipahu El.

Waipahu Int.

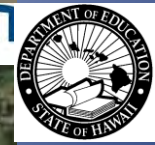
Waipahu Int.

West Loch

Station

Waipahu TC

SSFM
INTERNATIONAL



Google earth

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Image USGS

Imagery Date: 1/29/2013 21°23'00.73" N 158°00'48.56" W elev 13 ft eye alt 6749 ft



Honowai El.

Waipahu El.

Waipahu Int.

West Loch



Google earth

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Image USGS

Imagery Date: 1/29/2013 21°22'47.39" N 158°01'24.84" W elev 47 ft eye alt 6749 ft

2001



City and County of Honolulu
Harrison Rue

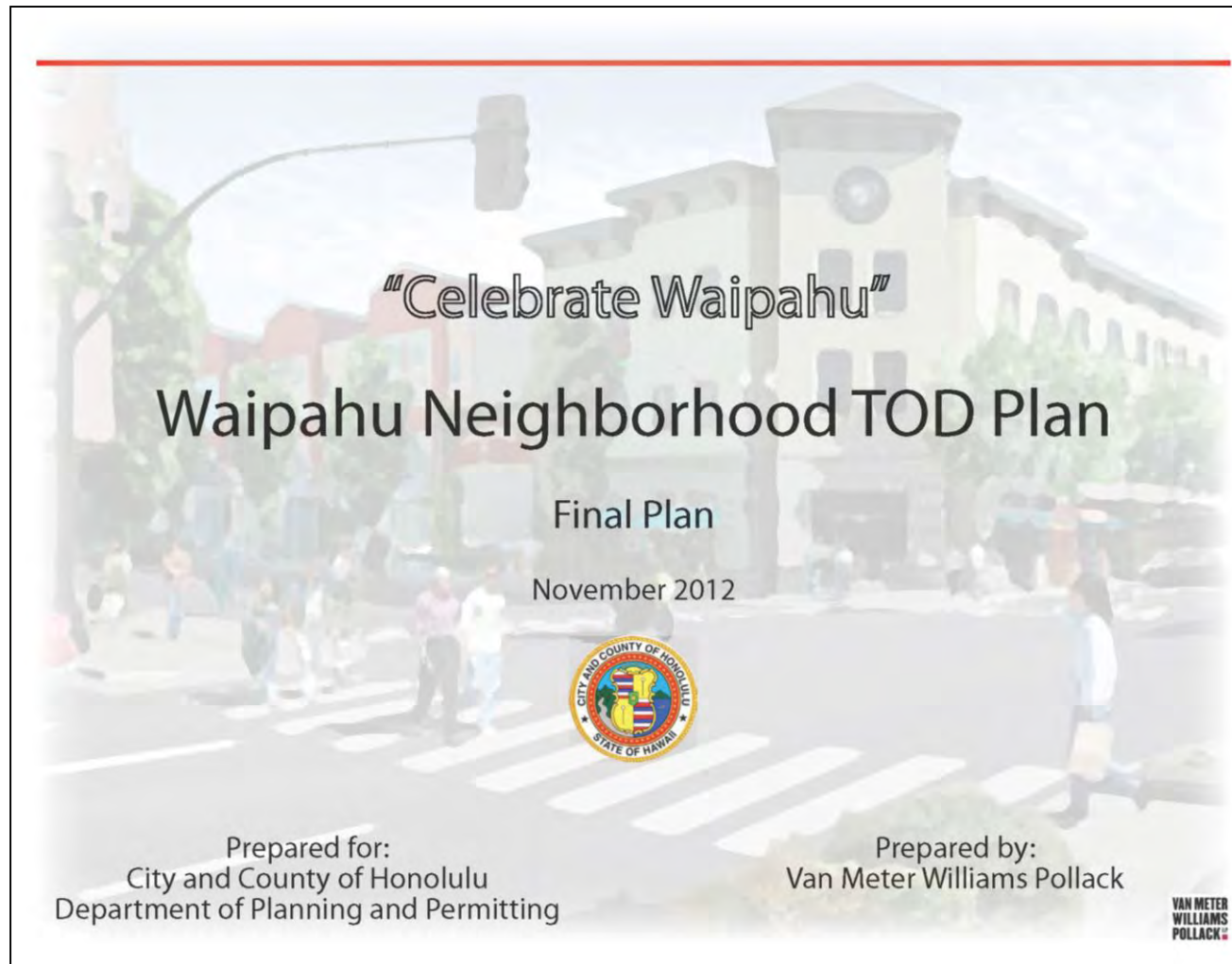


Waipahu Neighborhood TOD Plan

- Waipahu Station
- West Loch Station

WAIPAHU TOD PLAN

Adopted by City Council





**WEST LOCH (FARRINGTON
/ LEOKU) STATION**

**WAIPAHU TRANSIT CENTER
(FARRINGTON / MOKUOLA)
STATION**

MOKUOLA STATION AREA ILLUSTRATIVE PLAN



LEGEND

- MIXED-USE RESIDENTIAL
- MIXED-USE COMMERCIAL
- RETAIL
- EMPLOYMENT
- CIVIC
- HIGH-DENSITY HOUSING
- MEDIUM-DENSITY HOUSING
- HIGH-INTENSITY LIVE/WORK
- MEDIUM-INTENSITY LIVE/WORK
- PARKS AND OPEN SPACE
- STRUCTURED PARKING
- B POTENTIAL BUS TRANSFERS
- K POTENTIAL KISS-N-RIDES

WTC / MOKUOLA: RECOMMENDATIONS



- Revitalization of “Old Town” area

WTC / MOKUOLA: RECOMMENDATIONS



- Revitalization of “Old Town” area

LEOKU STATION AREA ILLUSTRATIVE PLAN



LEGEND

- MIXED-USE RESIDENTIAL
- MIXED-USE COMMERCIAL
- RETAIL
- EMPLOYMENT
- CIVIC
- HIGH-DENSITY HOUSING
- MEDIUM-DENSITY HOUSING
- HIGH-INTENSITY LIVE/WORK
- MEDIUM-INTENSITY LIVE/WORK
- PARKS AND OPEN SPACE
- STRUCTURED PARKING
- B POTENTIAL BUS TRANSFERS
- K POTENTIAL KISS-N-RIDES

WEST LOCH / LEOKU: RECOMMENDATIONS



- Neighborhood mini parks adjacent to infill development

HO'OPI LI STATION #3

SERVING THE FUTURE RESIDENTIAL COMMUNITY OF HO'OPI LI AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS



- **DOE**
- **City**
(presented after stop #1)



Located in the planned Ho'opili residential development





Department of Education (DOE)

Ken Masden and/or Dean Uchida

Hoopili HS.

Station

Hoopili

Station

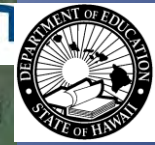
UH West

Queen Liliuokalani Fwy

Kualaka'i Pkwy

Farrington Hwy

SSFM
INTERNATIONAL



Google earth

© 2014 Google
Image USGS

Imagery Date: 12/31/2007 21°21'45.53" N 158°03'02.73" W elev 147 ft eye alt 5112 ft

2001

UH WEST O'AHU STATION #2

SERVING THE UH WEST O'AHU CAMPUS AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

- DOE
- DHHL
- HPHA
- UHWO
- City

(presented after
stop #1)

Kualakai Parkway (North-South Road) and UH West O'ahu Entrance (aka Campus Drive)





Department of Education (DOE)

Ken Masden and/or Dean Uchida

Hoopili HS.



Station
Hoopili



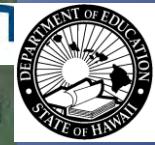
Station
UH West

Queen Liliuokalani Fwy

Kualaka'i Pkwy

Farrington Hwy

SSFM
INTERNATIONAL



Google earth

© 2014 Google
Image USGS

Imagery Date: 12/31/2007 21°21'45.53" N 158°03'02.73" W elev 147 ft eye alt 5112 ft

2001

Proposed
E. Kapolei HS

Station

UH West

Farrington Hwy

Kualakai Pkwy

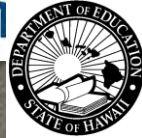
Station

East Kapolei

E. Kapolei M.

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Google earth

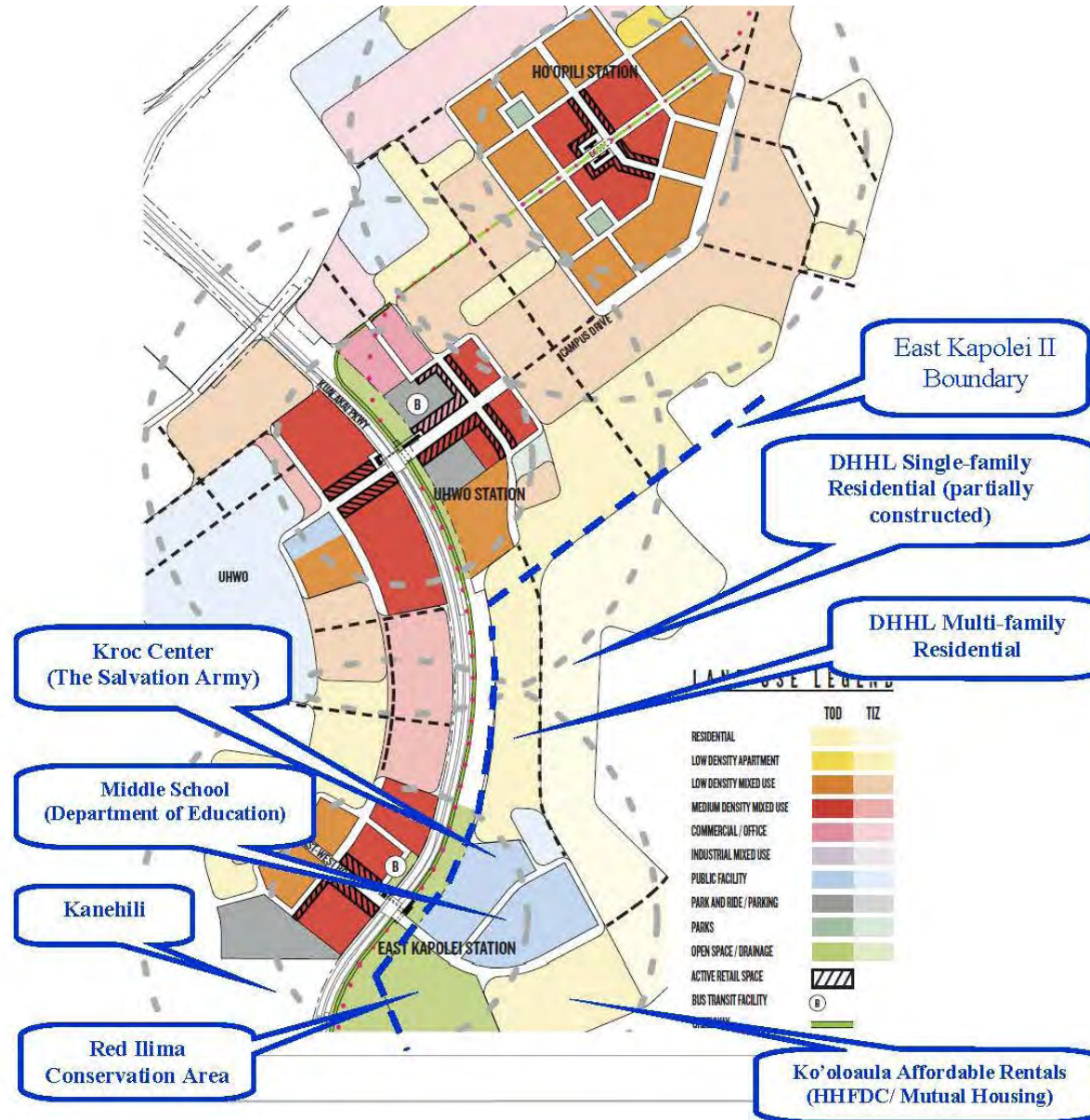
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**Department of Hawaiian Home
Lands (DHHL)**

Norman Sakamoto

UHWO Station

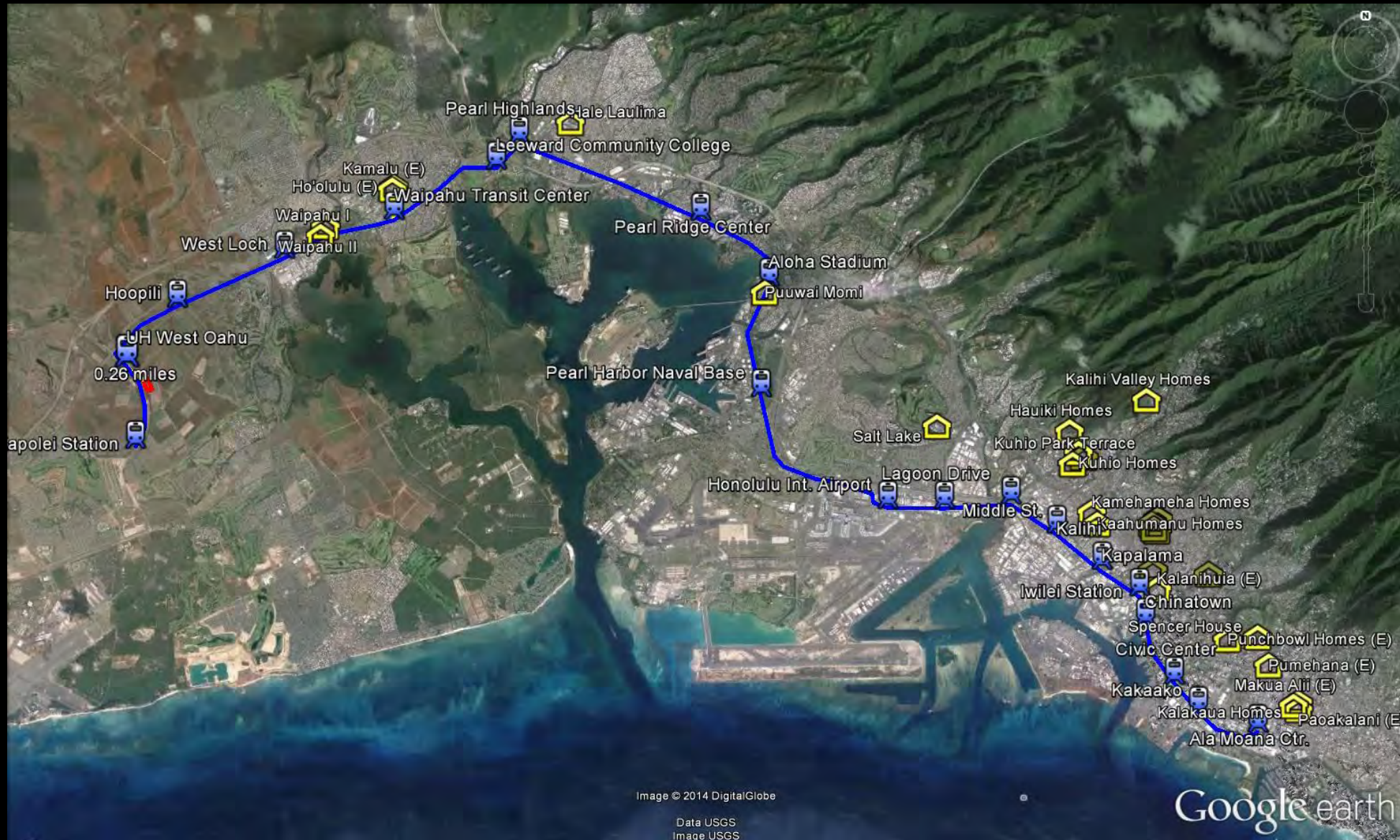




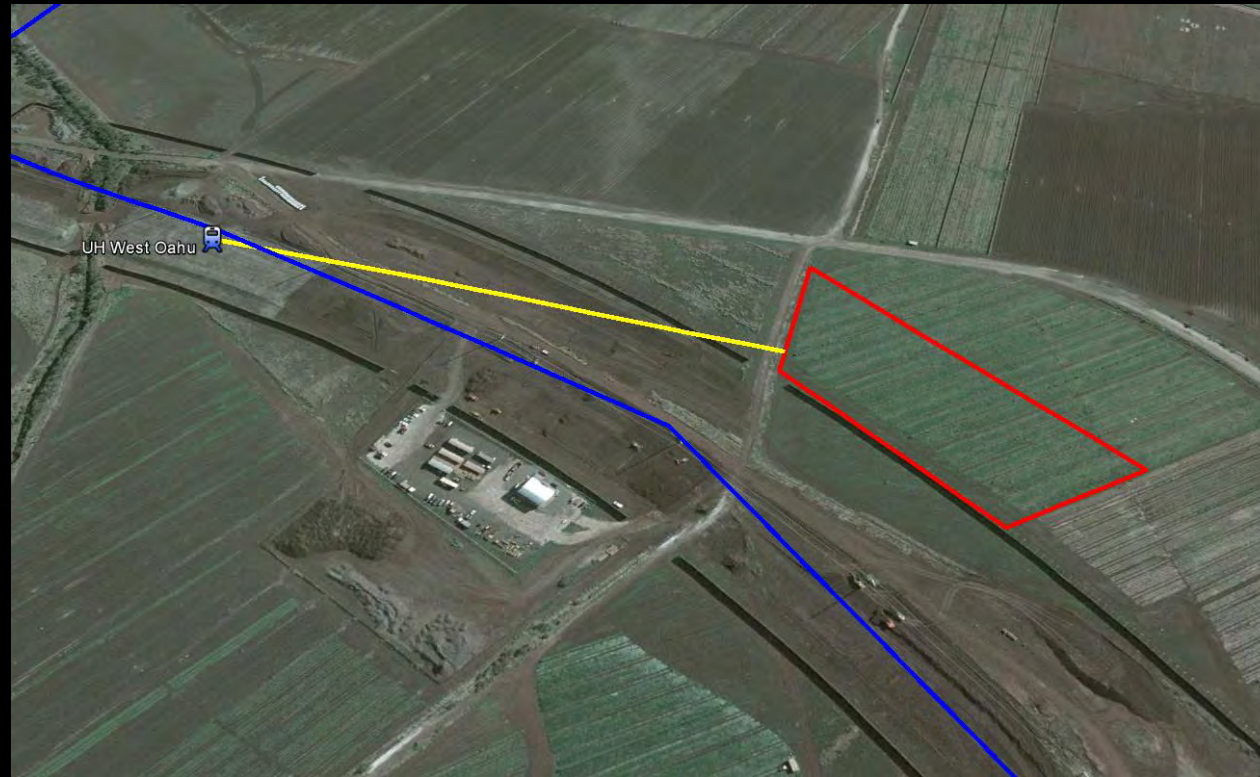
Hawaii Public Housing Authority (HPHA)

Hakim Ouansafi

UH WEST OAHU STATION SUBDIVIDED STATE PARCEL



SUBDIVIDED STATE PARCEL CURRENT USES



❖ Agriculture

SUBDIVIDED STATE PARCEL PROPOSED USE

Subdivide state agricultural to a **15 to 25 acre parcel**.

Place parcel under the control and authority of the HPHA through appropriate **land disposition**, e.g., lease, executive order, legislative mandate, etc.



Image for illustrative purposes only.

Develop the parcel with new construction of **1,500 to 2,000 low-income units**.

SUBDIVIDED STATE PARCEL PROPOSED USE

TIMELINE

PREDEVELOPMENT

- Define Idea
June 2015
- Acquire parcel
Jan 2016
- RFQ **April 2016**

SECURING THE DEAL

- Negotiations
July 2016
- Secure
Financing

DEVELOPMENT

- Approvals
- Groundbreaking
**Beginning of
2017**

OCCUPANCY

- End of 2019**

HPHA TOD PROJECTS

CRITICAL NEEDS

- Funding
- Expedited Approvals
- Relocation Space
- Programmatic EIS
- Infrastructure
- Reduced parking requirements
- Density bonus
- Height variance
- BMX Zoning
- Subsidies or waivers of impact fees
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HPHA TOD PROJECTS OPPORTUNITIES

- + Increased Affordable Housing Units
- + Community Development & Integration
- + Economic Revitalization
- + Increased Accessibility
- + Expanded Opportunities for Seniors
- + Seamless with the Surrounding Community



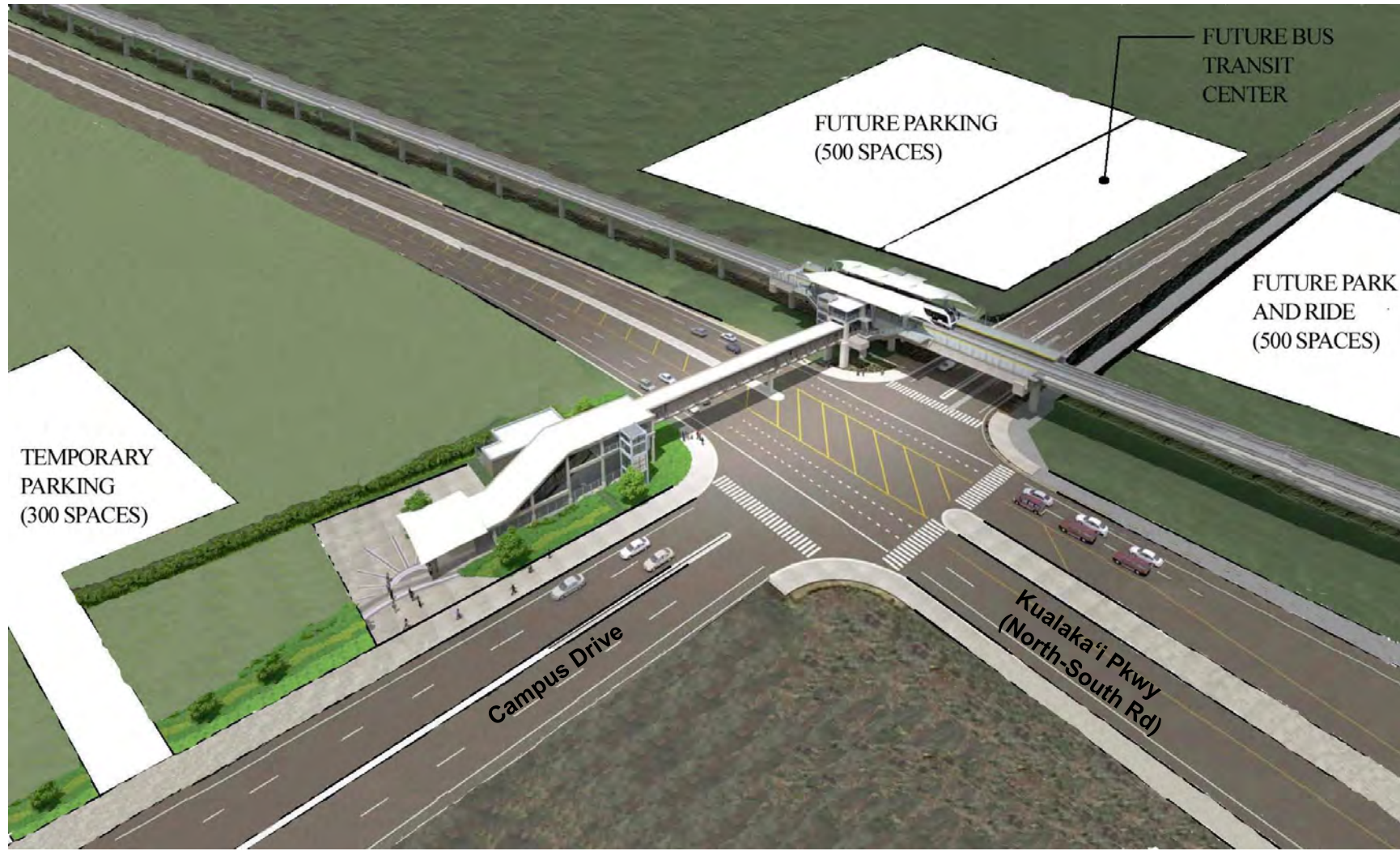
**University of Hawaii-West Oahu
(UHWO)**

Donna Kiyosaki



University of Hawai'i – West O'ahu

University of Hawai'i West O'ahu Station



University of Hawai'i West O'ahu Station – Park and Ride Lots

Mixed Use Retail & Office





EAST KAPOLEI STATION #1

SERVING THE KAPOLEI, MAKAKILO, EWA BEACH, AND OUTLYING RESIDENTIAL AREAS.



OVERVIEW

AERIAL MAP

RENDERINGS

VIDEOS

- DOE
- DHHL
- DLNR
- City

Kualakai Parkway (North-South Road) and Keahumoa Parkway





Department of Education (DOE)

Ken Masden and/or Dean Uchida

Proposed
E. Kapolei HS

Station

UH West

Farrington Hwy

Kualakai Pkwy

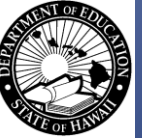
Station

East Kapolei

E. Kapolei M.

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Imagery Date: 1/29/2013 21°21'09.53" N eye alt 6749 ft



Kapolei El.

Kapolei El.

Kapolei M.

Kapolei M.

Kapolei HS.

Kapolei HS

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**Department of Hawaiian Home
Lands (DHHL)**

Norman Sakamoto

Kapolei

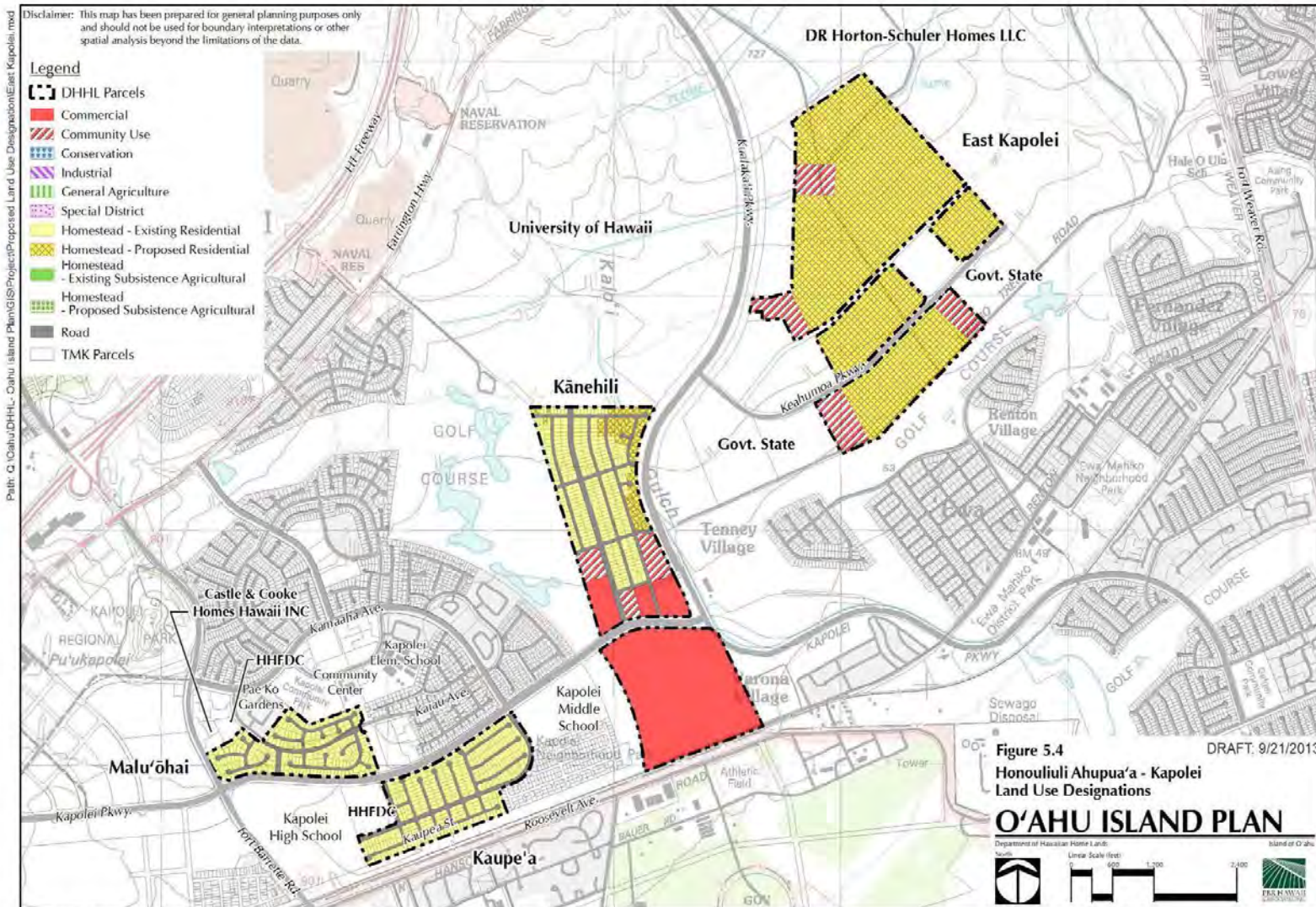


Figure 5-4 Honouliuli Ahupua'a- Kapolei Land Use Designations

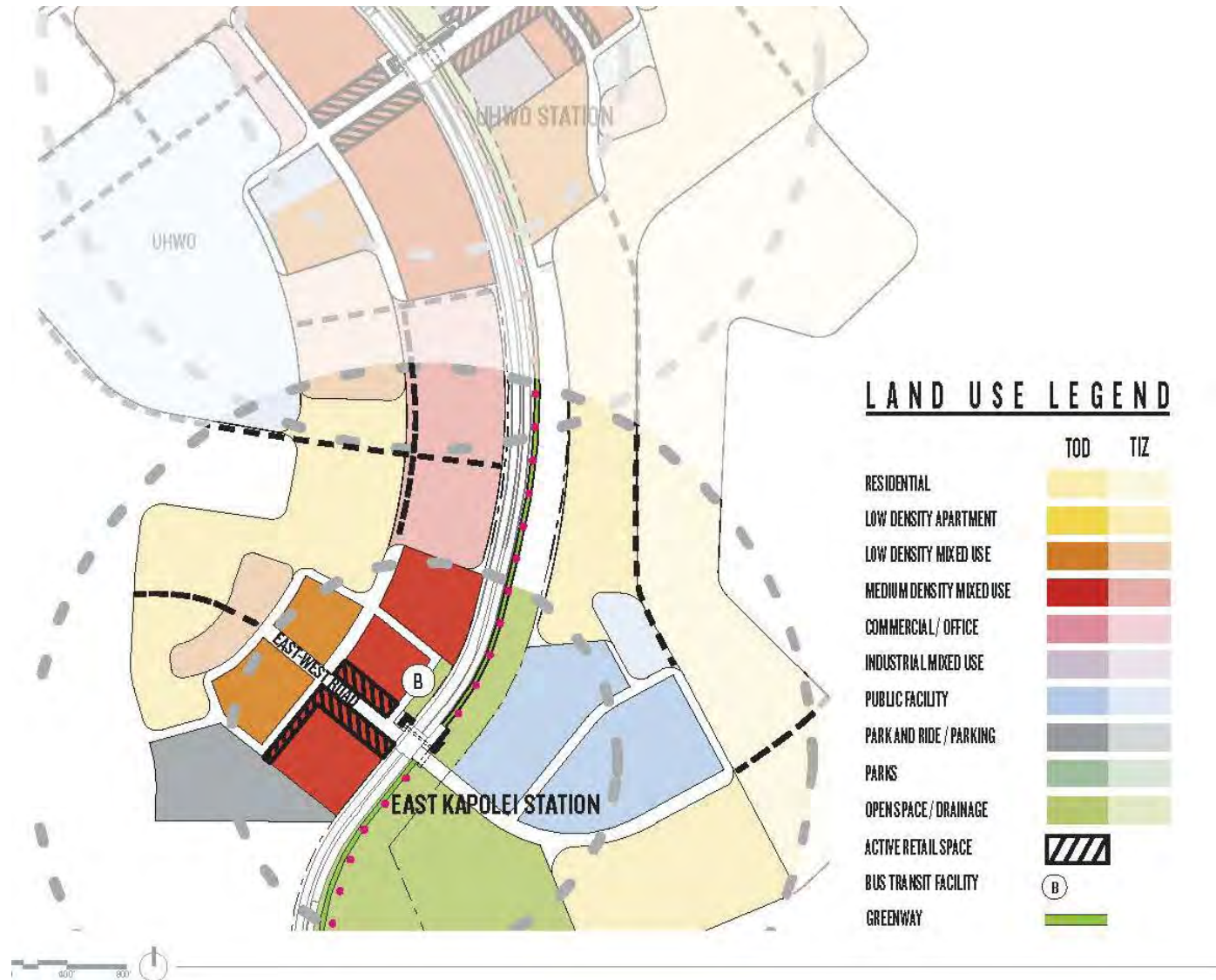



DHHL in Kapolei

- 150 acres in existing residential homesteads
 - 955 homesteads
- 200 acres are developable for homesteads
 - 1,190 proposed residential homesteads
 - Infrastructure now underway for 160 new lots
- 35 acres in Community Use
- 80 acres in Commercial



East Kapolei Station





**Department of Land and Natural
Resources (DLNR)**

Russell Tsuji

TRANSIT-ORIENTED DEVELOPMENT – EAST KAPOLEI

Department of Land and Natural Resources – Land Management Division

Presentation Date: December 17, 2014



East Kapolei



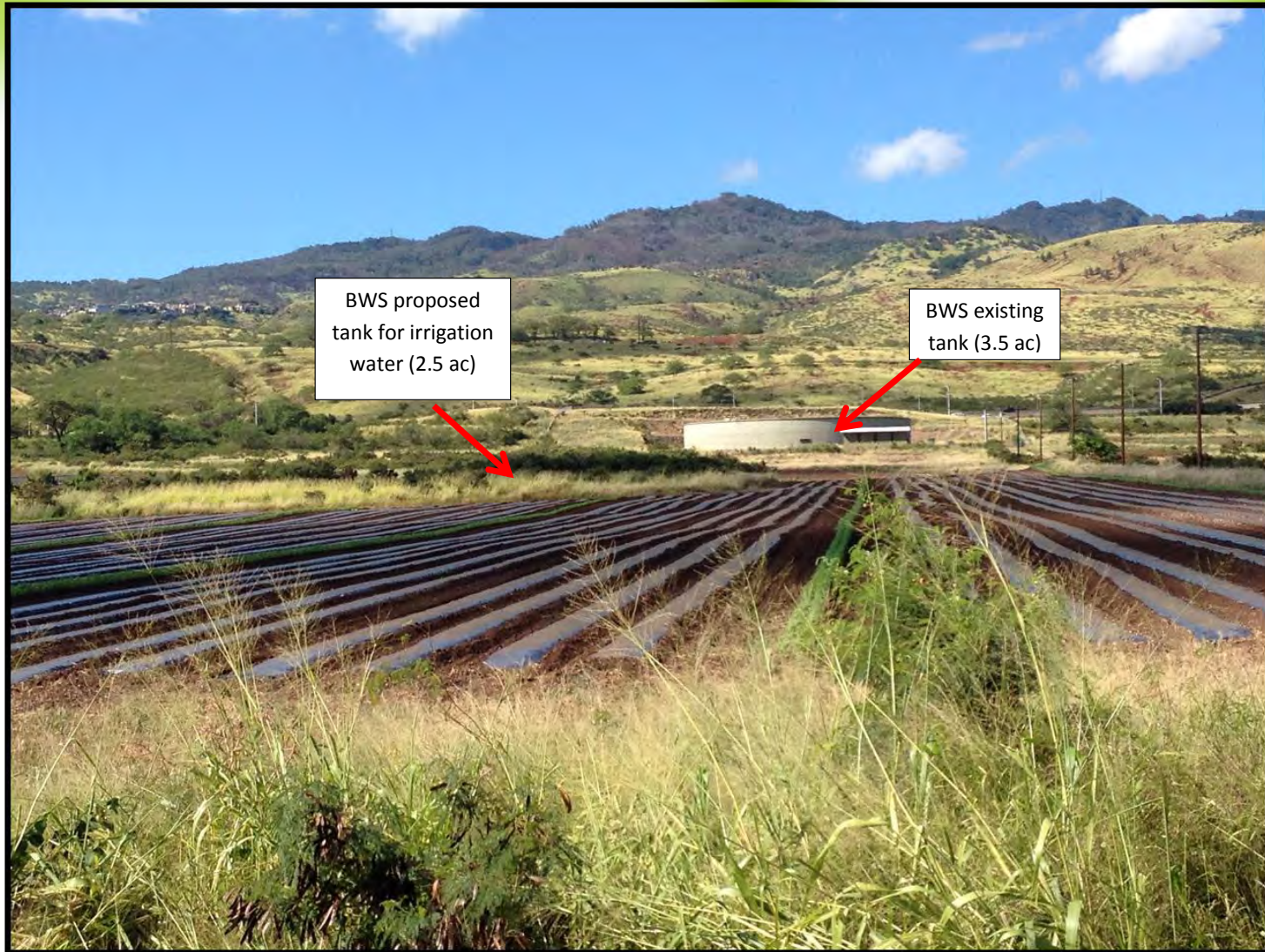
DLNR – Land Division has contributed the following lands for infrastructure for TOD:

- BWS potable water tank – 3.5 acres or so, mauka parcel
- BWS 2nd water tank for irrigation purposes - 2.5 acres or so, mauka parcel
- Rail line easement (elevated guideway) through the southeastern parcel (about 70 ft. wide and area of 62,625 square feet)
- City and County of Honolulu park-and-ride lot on the southeastern parcel – 5.0 acres
- DOT North-South Road – 3.6 acres
- **TOTAL CONTRIBUTION: Over 16 acres**



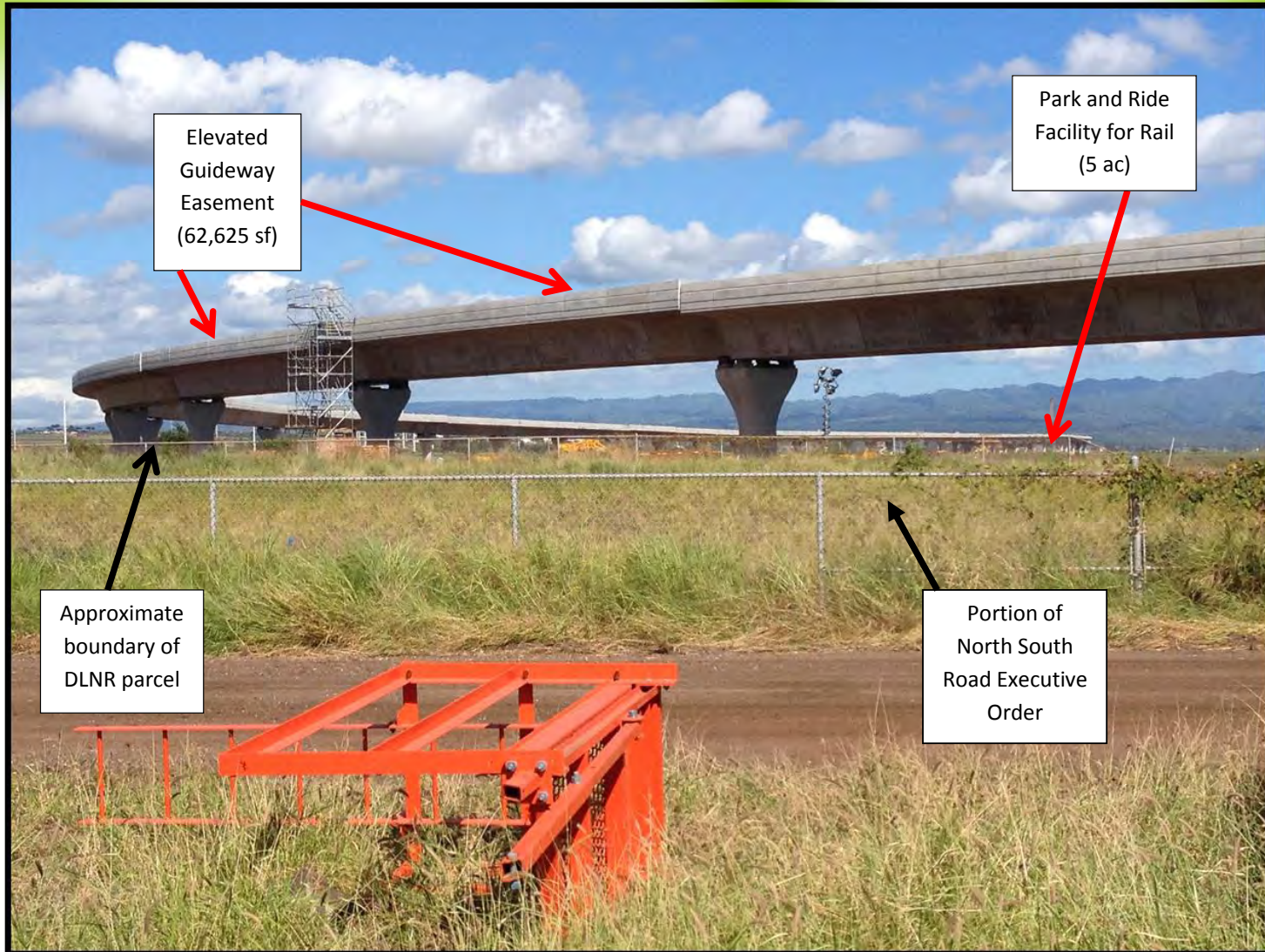
Board of Water Supply – Mauka Parcel

tmk: 91018005



Rail Project – Southeastern Parcel

tmk: 91017097



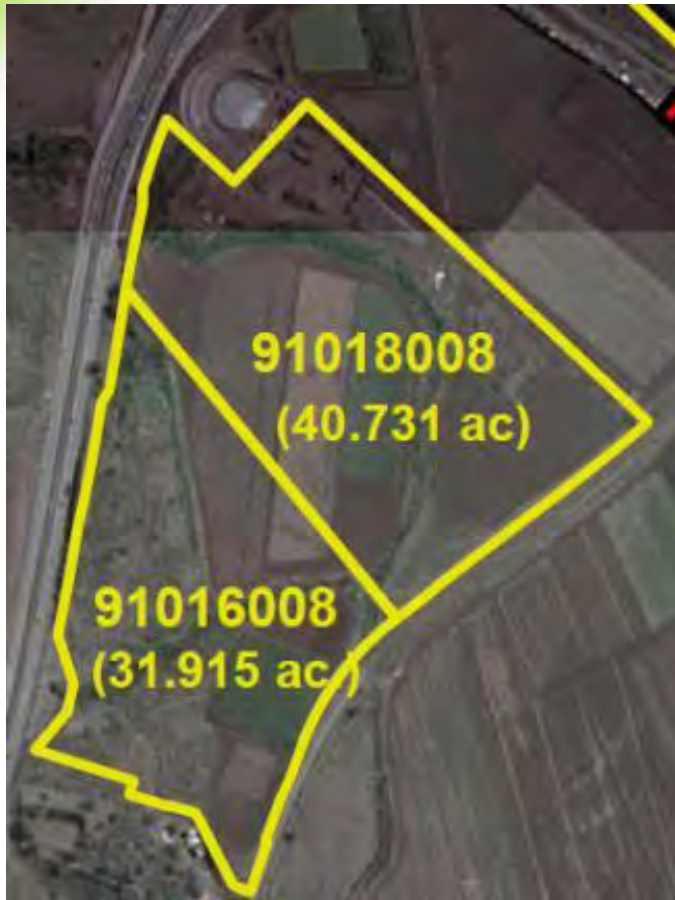
East Kapolei



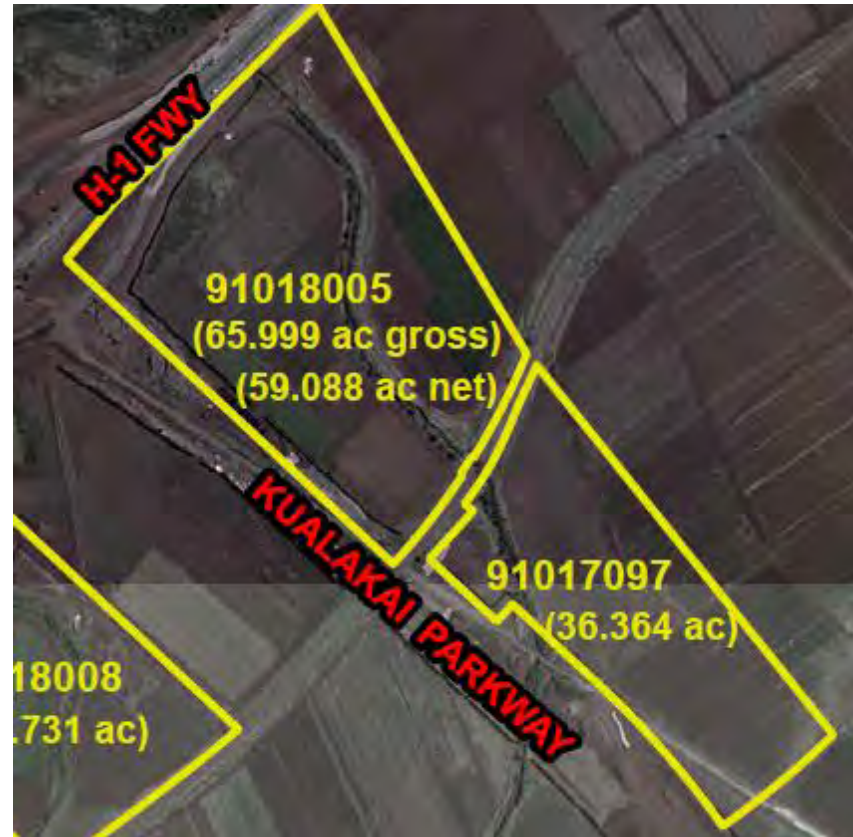
In exchange for the County rail line easement and the 5 acre park-and-ride lot on the south eastern parcel, and in lieu of monetary compensation being paid, the County DPP has committed to assist with entitlements and upzoning of the land to a higher and better use for income generation, such as commercial/business mixed use type of zoning. The County has indicated all 4 parcels will be included in the **City's East Kapolei Neighborhood Transit-Oriented Development Plan.**



Conservative estimates of the annual ground rent assuming the land is fully entitled (zoned commercial/business/mixed use) is around \$2.8 - \$4.5 mil.



The mauka parcel, tmk 910180008 is subject to and minus 2.5 acres for the 2nd BWS Water Tank for irrigation purposes.



The southeastern parcel, tmk 91017097 is subject to and minus the 5 acre park and ride lot, and the 70 feet wide rail line easement (elevated guideway); 62,625 square feet.

Land Management's Operations include:

- Leasing (renewable energy, commercial, industrial, resort, ag/pasture)
- Easements (access, utilities, etc.), revocable permits and rights of entry for shorter term durations
- Shoreline certification program (LD, OCCL, DAGS Survey are team members); LD lead administrative agency handling legal analyses, legal briefs and other filings with the OEQC, logistics for travel, office supplies/expenses, etc.
- Shoreline Encroachments – enforcement actions; removal or legitimize in the form of an nonexclusive easement only if shoreline experts from OCCL opine that the continued presence of the encroachment will not cause further damage or erosion to the near-by shoreline
- Illegal or unauthorized commercial activities on unencumbered State lands



Land Management's Operations include:

- Specialized IT programs
 - State Lands Inventory Management Systems (SLIMS) – Land Division's computerized land/property management system; to be updated/upgraded in 2015-2017
 - Coordinator of **Act 178** reporting of all ceded land revenues received by State agencies
 - **Act 54 System** expected operational January 2015 – capturing inventory of those lands held outside of SLIMS (agencies with authority to acquire lands and hold title) and current dispositions – such as DOT, UH, HTDC, HCDA, etc. One objective was to capture information on the dispositions made to private entities by those agencies managing lands.



Financials

Lease rent revenues (commercial, industrial, hotel, renewable energy) primarily funds the Special Land and Development Fund (SLDF), HRS 171-19.

The Land Division is 100% special funded and does not receive any general fund support. The SLDF covers the entire annual operating budget for LNR101 which consists of the Land Division, the Office of Conservation and Coastal lands, the Dam Safety program, and the Geothermal program. The SLDF also funds other positions within the Department such as three (3) positions within the Commission of Water Resource Management, and provides funding support to the Division of State Parks, and various resource protection programs administered by the Division of Forestry and Wildlife.



Examples of Funding for Other Divisions within the Department

Office of Conservation and Coastal Lands (OCCL)

- 100% funding

Engineering Division

- Dam Safety Program (majority funding for personnel costs, operations costs and funding for water gauges for streams and dams)
- Geothermal Mining Program

Division of Forestry and Wildlife (DOFAW) avg. \$800,000 - \$2,500,000

- Threatened and Endangered Species Program
- Invasive Species Program
- Wildland Fire Fighting

State Parks

- Payroll Shortage
- Life Guard Services - \$500,000 annually

Commission on Water Resource Management (CWRM)

- Fund three (3) Positions (2 hydrologists and a conservation / drought coordinator) and Funds for Stream Monitoring and certain other stream related studies



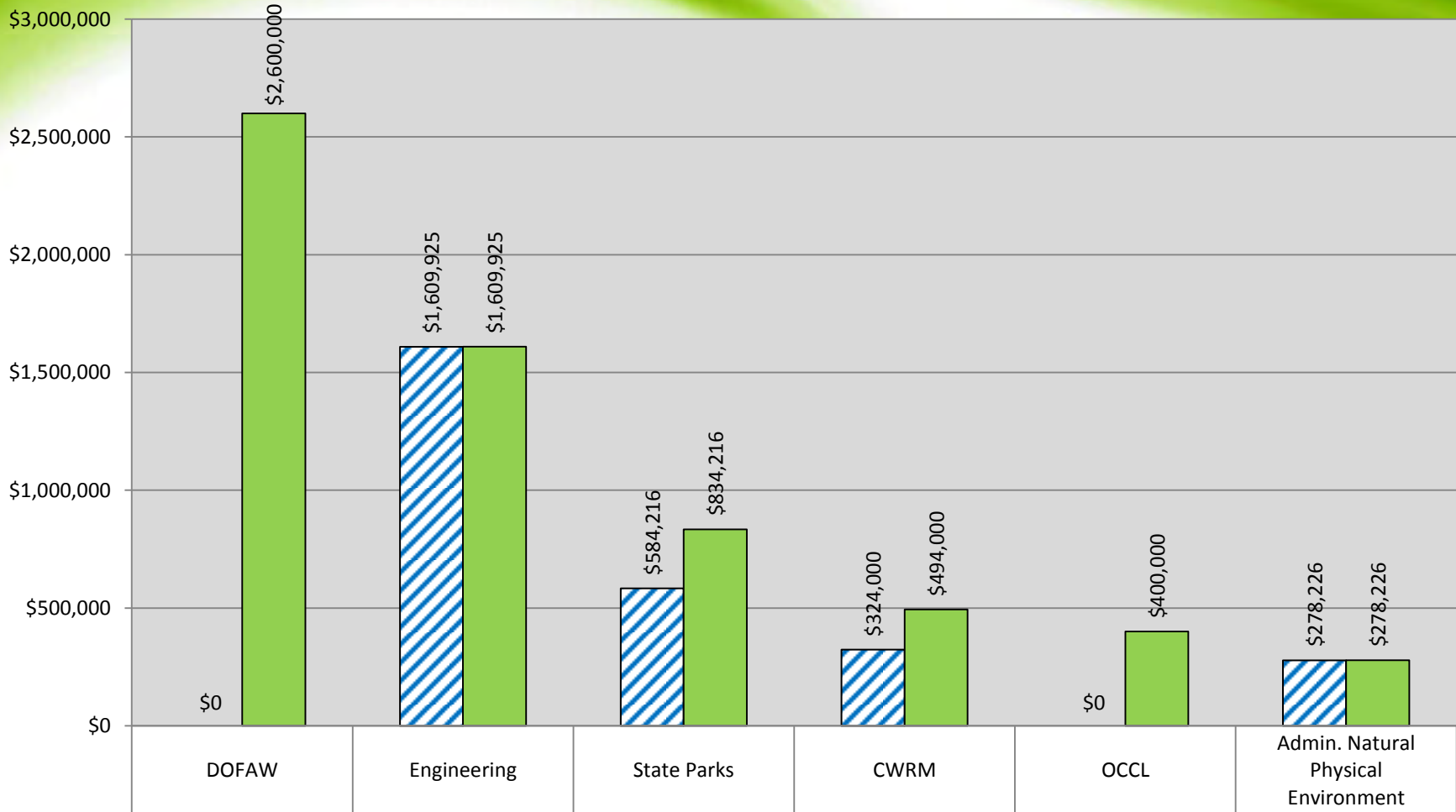
Annual transfers to other divisions and programs average about \$2.8 to \$3.0 million. In FY 2013 however, \$6,216,367 was transferred from the SLDF to fund the various Department programs described below.

Fiscal Year 2013 transfers to other divisions and programs

| | | | |
|---------------------------------|------------|---------------------------------------|---------------------|
| LNR 141 | S-13-303-C | WATER AND LAND DEVELOPMENT | \$ 431,494 |
| LNR 906 | S-13-308-C | LNR-NATURAL PHYSICAL ENVIRONMENT | \$ 278,226 |
| LNR 806 | S-13-312-C | STATE PARKS SPECIAL FUND | \$ 834,216 |
| LNR 402 | S-1-314-C | FORESTS AND WILDLIFE RESOURCES | \$ 2,050,000 |
| LNR 810 | S-13-323-C | PREVENTION OF NATURAL DISASTERS | \$ 1,178,431 |
| LNR 101 | S-13-325-C | OFFICE OF CONSERVATION & COSTAL LANDS | \$ 400,000 |
| LNR 404 | S-13-326-C | WATER RESOURCE MANAGEMENT FUND | \$ 494,000 |
| LNR 172 | S-13-347-C | FOREST STEWARDSHIP FUND | \$ 550,000 |
| TOTAL CASH TRANSFER OUT: | | | \$ 6,216,367 |



FY 2013 Funds Transferred from Special Land Development Fund



| | | | | | | |
|--------------------|-------------|-------------|-----------|-----------|-----------|-----------|
| ■ Budgeted Amount | \$0 | \$1,609,925 | \$584,216 | \$324,000 | \$0 | \$278,226 |
| ■ Actual Transfers | \$2,600,000 | \$1,609,925 | \$834,216 | \$494,000 | \$400,000 | \$278,226 |



Need for Long Term Reliable Revenue Stream:

Land and natural resource protection programs tend to have difficulty competing with other government programs (such as funding for education, human services and the University of Hawaii), for general fund support especially during tight economic times. Therefore, a limited amount of designated lands for income generation like those in East Kapolei become ever more critical for the long term viability and sustainability of the natural resource protection programs of the Department of Land and Natural Resources.



The Journey Continues...





City and County of Honolulu
Harrison Rue

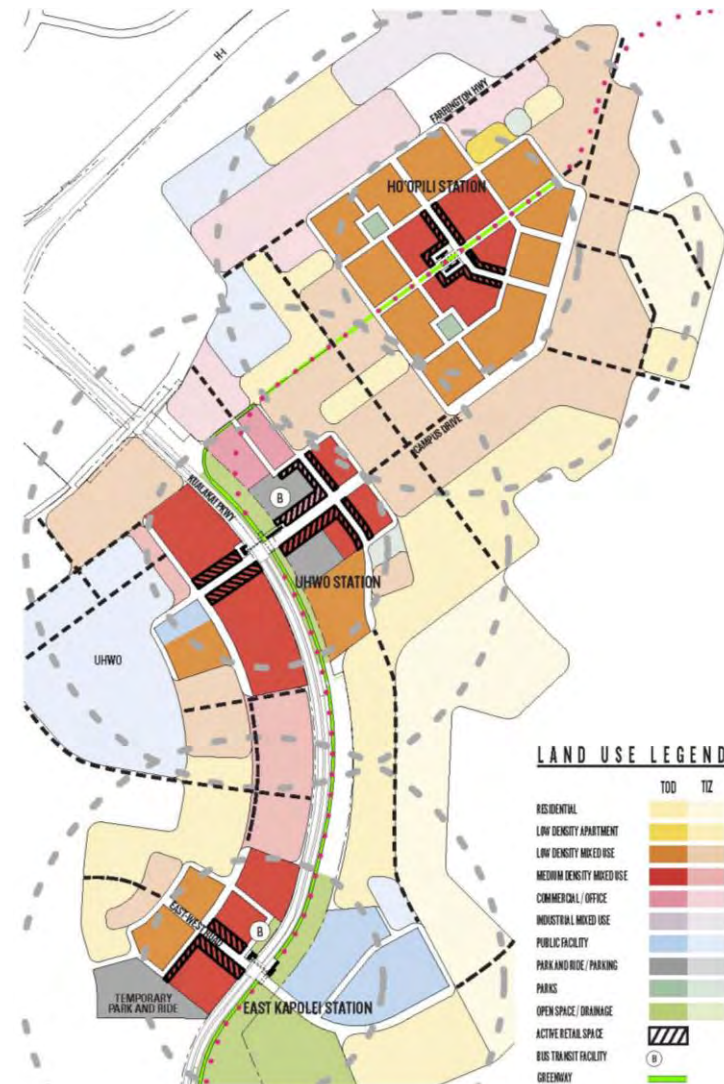


East Kapolei TOD Plan

- Ho'opili Station
- UH West Oahu Station
- East Kapolei Station

East Kapolei TOD Plan

- Walkable village-scaled development around 3 stations
- Includes 'main street' district near UHWO



East Kapolei Station Area

“Community Use Station”



UH West Oahu Station Area

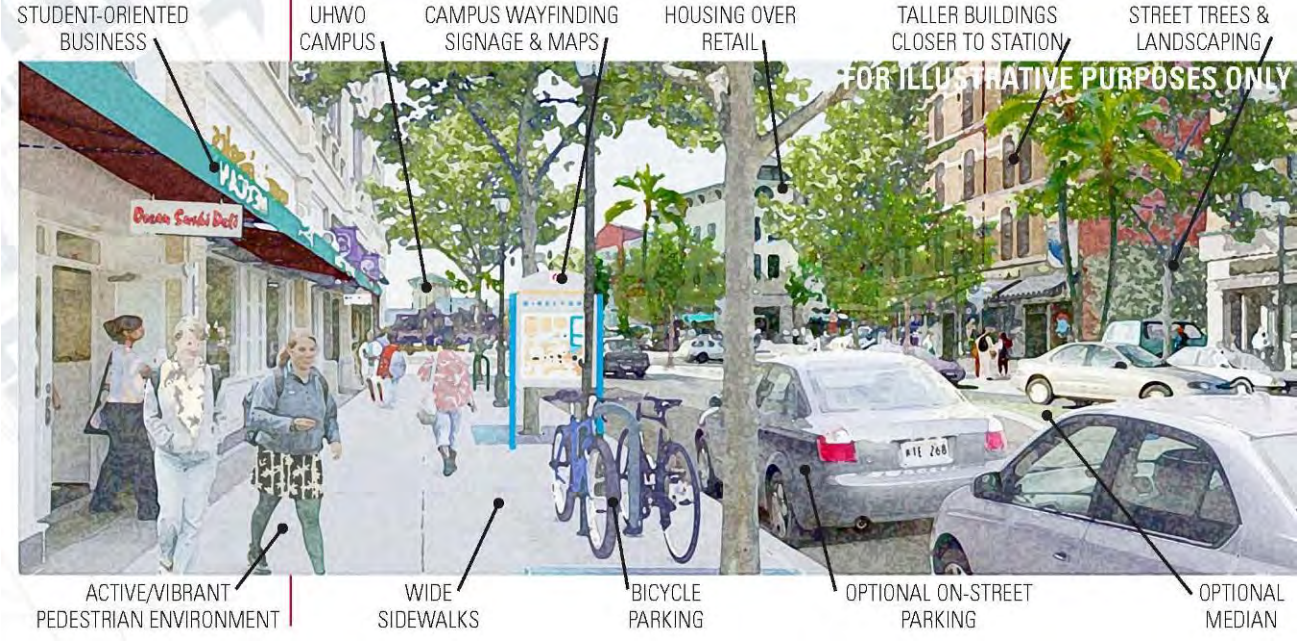
Campus Gateway



UH West Oahu Station Area

“Campus Gateway”



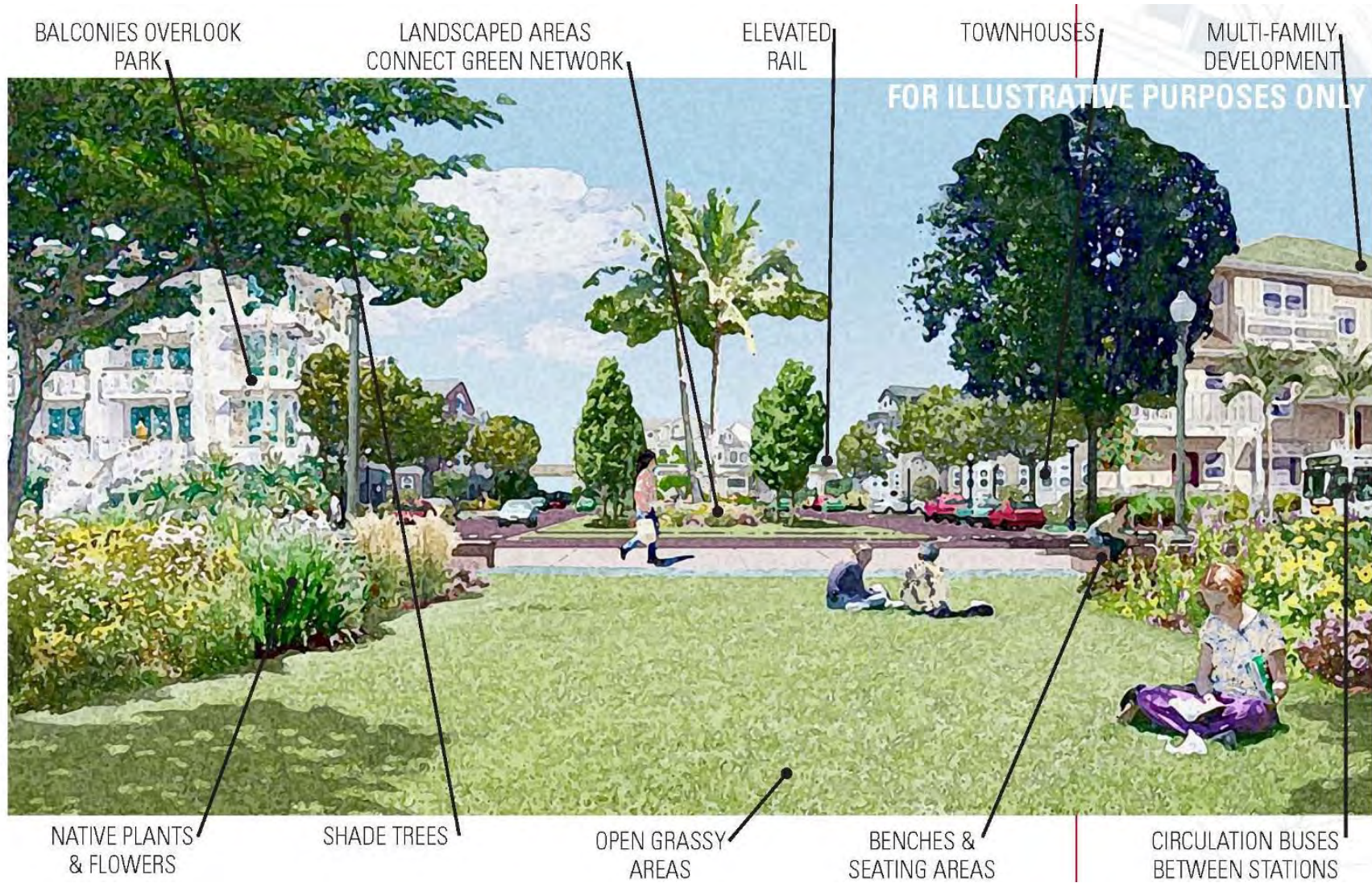


Ho'opili Station Area

“Local, Mixed Use Village”



Ho'opili Station Area





TOD Implementation Strategy

Making it Happen.....Together

Implementation Strategy

- Establish TOD Sub-cabinet; coordinate investments
 - Station walking audits completed; in adopted budget
- Finalize and adopt Neighborhood TOD Plans
 - 15 of 19 station areas have draft TOD Plans completed
- Implement zoning and process improvements
- Develop financing and incentive tools
- Develop and implement housing strategy
- Enhance partner roles in TOD
- Develop catalytic projects
 - Pearlridge, Kapalama, Blaisdell Center

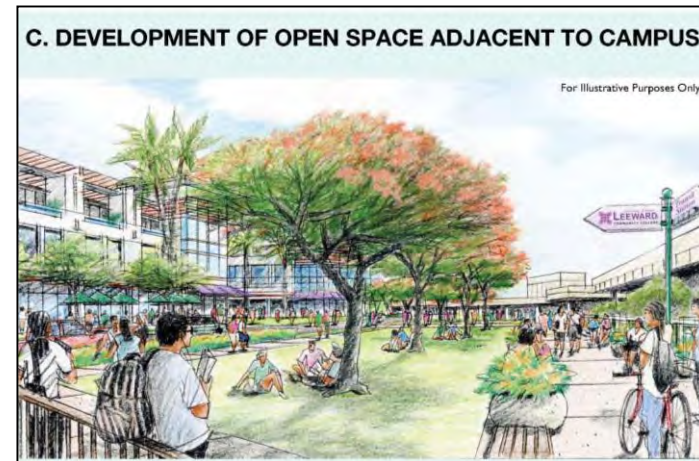
TOD Sub-cabinet roles



- DTS – Intermodal Connections and Complete Streets
- BWS – Water Systems and Supply
- ENV – Effects of TOD on the Wastewater System
- BFS – Financing Options
- DIT – Broadband Access
- Economic Development – Business Impacts & Growth
- DPP – Codes and Zoning
- Housing – Housing Choices for All
- DPR, DDC, DFM – Maintaining the Public Realm

Build on existing partnerships

- HART- rail system, stations, & multimodal linkages
- HDOT – state roads at transit stations
- HCDA – circulation and connections
- HHFDC – finance & projects
- Board of Education
 - School siting & redevelopment
- UH and Community Colleges
- DOH – bikesharing and active transport
- Developers & professional organizations
- Non-profits and neighborhood groups

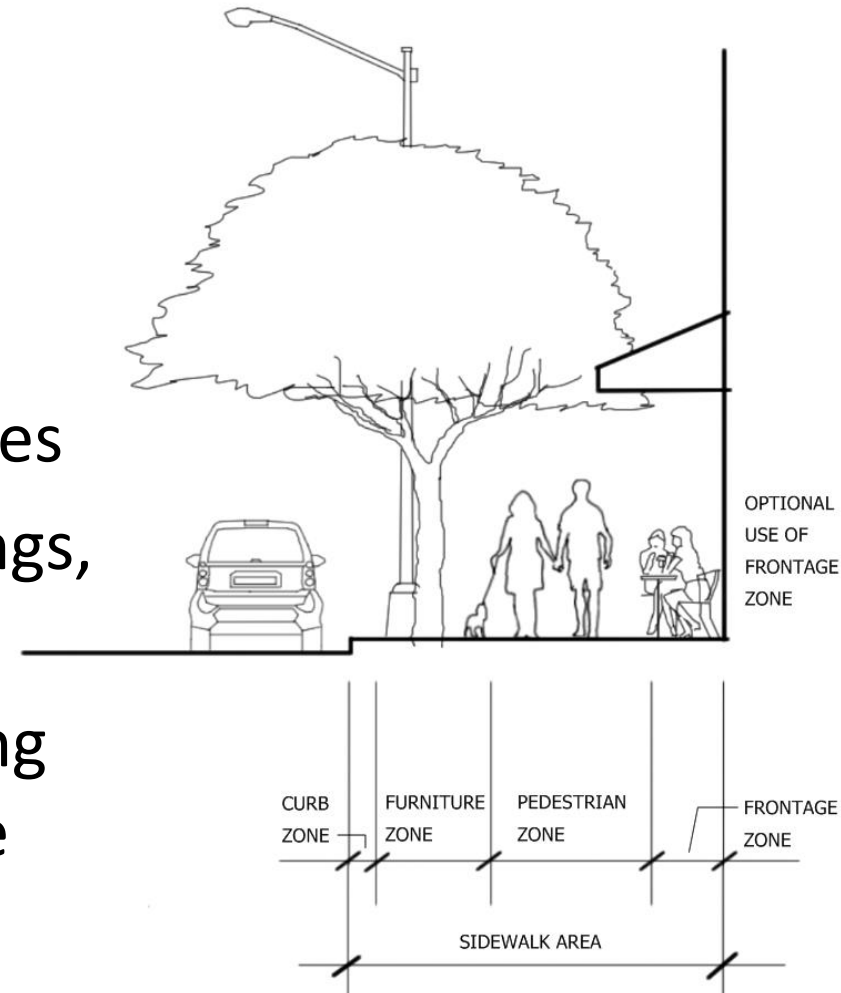


Land Use Ordinance (LUO) & Zoning Map Amendments

- ☑ **Interim Planned Development – Transit Permit (IPD-T)**
 - ☑ Newly-adopted permit process to facilitate catalytic TOD projects prior to adoption of the neighborhood plans, zoning maps, and LUO amendments
- **Proposed TOD Special District** (entire rail corridor)
 - Use and design standards that activate the streetscape
 - Reduced vehicular parking / New bicycle parking
 - Community benefits like affordable housing in return for height & density
- **Proposed Zoning Map Changes** (each TOD zone)
 - Allows for more mixed uses, e.g. AMX, BMX, IMX
 - Begins with Waipahu, continues along entire transit corridor after each plan is adopted

Proposed Regulations for Sidewalks in TOD Special Districts (new article in Chpt 14)

- ⇒ Introduces new terms
- ⇒ Provides options to widen existing sidewalks
- ⇒ Allows for street furniture in the frontage & furniture zones
- ⇒ Encourages the use of awnings, canopies, & arcades
- ⇒ Consolidates some permitting & reduces fees to incentivize streetscape improvements



Islandwide Housing Strategy

- **Islandwide** housing and community building vision, policy plan, and implementation strategies
 - To be incorporated into, implemented by, and coordinated with a variety of public/private plans
- **TOD-specific** housing strategy/policies, codes and zoning, priority projects and targeted funding
 - Revised policies, regulations, incentives, programs, investments, and financial tools
 - Focus on *smaller* affordable housing percentage, at *lower* AMI, across *more* projects, at *longer* affordability period
 - New building types (townhouses, rowhouses, micro-units)
 - Accessory dwellings (cottages, additions) on existing lots

Islandwide Housing Vision

Oahu will provide housing choices that build community, strengthen neighborhoods, and fit family budgets.

All people will have access to shelter.



- Transit-oriented and transit-ready development
- Compact, mixed-use community design
- Healthy, age-friendly communities

Housing Finance Toolkit to Stimulate Private Investment



Includes financing mechanisms, incentives and policy guidelines to stimulate private investment.

- Modify Affordable Housing Fund.
- Target Real Property Tax Exemptions or Credits.
- Create a Community Land Trust and/or Land Acquisition Fund.
- Maximize State and Federal Funding Mechanisms.
- Establish Community Facility Districts.
- Leverage the Equitable TOD Fund.
- Use HOME Funding to Build Affordable Housing.
- Use CDBG Funding for Supportive Infrastructure.

Streets as a Placemaking Tool

- Streets are the City's most usable, largest accessible public space – and cost-effective
 - Often over-designed for function; many have 'extra' space
- Complete Streets project under way
- Cycle tracks and bike lanes – King and Beretania
 - Guidelines/permitting for bikeshare, carshare, parklets
- Interim Design Strategies
 - Parklets, pop-ups & street seats
 - Plazas and mini-parks



What's Next?

- Finalize and adopt Neighborhood TOD Plans
- Implement zoning and ordinance changes
- Finalize housing strategy and update policies
- Develop finance incentive tools
- Work with state and partners on priority projects
- Implement streetscape & connectivity projects
- Develop catalytic projects




Mahalo!

www.todhonorolulu.org



Facebook: TOD Honolulu

www.connecthonorolulu.com



Senate Committees On...
Human Services & Housing (**HSH**)
Government Operations (**GVO**)
Transportation (**TRA**)
Economic Development and Technology (**EDT**)

Informational Briefing on Housing & Support Services around
the proposed Transit-Oriented Development (TOD) Stops

Wednesday, December 17, 2014

10:30am-2:30pm

State Capitol Auditorium