

9/30/16

Work Group Report on Criteria for Review of TOD CIP Budget Requests Submitted in Fiscal Years 2017-18 and Thereafter

The task of this Work Group was to develop proposed review criteria for TOD Council recommendations on State agency CIP budget requests to the Legislature in Fiscal Years 2018 and beyond.

Act 130, SLH 2016, requires the TOD Council to:

"Review all capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands within county-designated transit-oriented development zones or within a one-half-mile radius of public transit stations, if a county has not designated transit-oriented development zones..." (emphases added)(HRS Section 226-A(b)(5))

Following Work Group meetings held on September 15 and September 29, 2016, the Work Group endorsed an initial list of criteria, which were derived from a review of project checklists/criteria used in other jurisdictions for TOD- and Smart Growth-related projects and proposals.

These criteria are also proposed to be applied to projects located in three (3) areas considered to be High Priority for pursuing State TOD, based on past coordination efforts of the 2015-2016 State TOD Task Force:

- **Iwilei-Kapalama**: The City has identified this as a priority area for pursuing TOD, including infrastructure upgrades. The area includes major State projects such as Mayor Wright Homes, Liliha Civic Center, DHHL lands, and the Honolulu Community College.
- **Halawa Stadium**: The 100-acre stadium lands, on the verge of being released from deed restrictions and faced with continuing high maintenance costs, have prompted the need to consider redevelopment with a smaller stadium along with an entertainment/mixed use development. The rail station is being developed on stadium lands, and surrounding uses include the Puuwai Momi public housing project, which is also looking for higher-density redevelopment.
- **East Kapolei**: The State has large land holdings in this area, and several State agencies are actively exploring and pursuing redevelopment of these lands, including UH West Oahu, DLNR and DHHL.

Points and weighting of the criteria may need to be considered in the future to finetune the application of the review checklist.

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Proposed Criteria for Review of TOD CIP Budget Requests

Site Considerations

- Proximity to station or commercial center with scheduled public transportation service
- Development potential
 - access, size, configuration
 - zoning
 - adjacent land uses
- Site constraints:
 - Environmental, hazards, cultural/archaeological
- Infrastructure capacity
- Access to social infrastructure: schools, jobs, services, etc.

Agency/Project Readiness

- Site availability (lease, existing uses, deed restrictions)
- Status of project planning
- Financial resources
- Serves mission & provides public benefits (see below)

Other Financial Considerations

- Joint development and/or public-private partnership potential
- Market readiness in area / development timing
- Location in improvement or facility district
- Funding needs (type and amount of assistance needed)

Public Benefit

- Mixed-use component: co-location of economic opportunities, public & private services, amenities
- Provision of affordable/rental housing, including greater percentage of lowest AMI units
- Intermodal connectivity, accessibility
- Sustainable development / green building / climate change / resiliency factors
- Improvement of public realm, streetscapes

Catalytic Impact

- Potential to seed priority State redevelopment/development objectives in neighborhood/region:
 - Degree of State control of land in area
 - Degree of State interest in redevelopment in area
- Alignment with county plans / county catalytic investments in TOD, smart growth