



Review of TOD CIP Projects

FY 2018

State Office of Planning

January 17, 2017

Act 130 CIP Review Requirement

“Review all CIP projects to the legislature for TOD projects on ... state lands within county-designated TOD zones...”

TOD Council Approved Criteria

- High Priority Area – Iwilei-Kapalama, Halawa Stadium, East Kapolei
- Site Considerations
- Agency/Project Readiness
- Other Financial Considerations
- Public Benefit
- Catalytic Impact

FY 18 TOD CIP Project Requests

1. HHFDC – Alder Street \$17,000,000
2. DHHL – Kauluokahai, E. Kapolei \$2,000,000
3. DOE – Pohukaina School \$55,000,000
4. DAGS/Stadium Authority – Aloha Stadium Optimization \$1,000,000
5. OP - State TOD Planning \$1,000,000

Recommendation for Action:

- All five (5) projects should be funded by the Legislature for FY 2018
- 1. DAGS/Stadium Authority – Aloha Stadium Optimization \$1,000,000
- 2. HHFDC – Alder Street \$17,000,000
- 3. DOE – Pohukaina School \$55,000,000
- 4. DHHL – Kauluokahai, E. Kapolei \$2,000,000
- 5. OP - State TOD Planning \$1,000,000

Aloha Stadium Optimization (\$1,000,000)

- High priority area
- High maintenance costs, underutilized area
- Rail transit station site
- Potential major retail-entertainment-residential mixed use developments



Alder Street Residential / Juvenile Service Center (\$17,000,000)

- First major mixed-use agency project
- 180 affordable rental projects
- 243,000 sf office and shelter space for Judiciary

DOE Pohukaina School, Kakaako (\$55,000,000)

- Much needed school in growing area
- First DOE vertical school
- Part of 690 Pohukaina project: private and HHFDC residential – 590 mostly affordable rental housing



DHHL Kauluokahai Community (\$2,000,000)

- High priority East Kapolei area
- Higher density multi-family residential
- Mixed use ground floor retail to subsidize rental housing

OP State Transit-Oriented Development (\$2,000,000)

- Initiate master planning and infrastructure assessments for projects with significant potential for achieving TOD multi-use objectives
- To be pursued Statewide

Proposed Recommendation

- The TOD Council endorses OP's Review of TOD CIP Projects for FY 2018
- The TOD Council recommends that all five projects be funded by the Legislature.