

## Review of TOD CIP Projects for FY 2018 State Office of Planning

Act 130 SLH 2016 requires that the TOD Council: “Review all capital improvement project requests to the legislature for transit-oriented development projects... on state lands within county-designated transit-oriented development zones...” In December 2016, the TOD Council approved the review criteria recommended by the CIP Review Criteria Work Group (see attached). The approved criteria for review of TOD CIP Budget Requests includes:

1. Location in a high priority area: Iwilei-Kapalama, Halawa Stadium, and East Kapolei
2. Site Considerations: station proximity, development potential, access, site constraints including infrastructure capacities
3. Agency/Project Readiness: site availability and project status
4. Other Financial considerations: partnerships, funding needs, market readiness
5. Public Benefit: mixed use, affordable/rental housing, connectivity, sustainability
6. Catalytic Impact: potential to seed other projects

Five (5) projects are being submitted to the Legislature for CIP funding for FY2018:

HHFDC - Alder Street, Honolulu - \$17,000,000 – Plan, design, and construction of a mixed-use affordable rental housing and multi-use juvenile services and shelter center at 902 Alder Street, to include 180 affordable rental units for families in a high-rise structure, and on the first 3 floors, 243,000 SF of office and shelter space to provide counseling and rehabilitative services and shelter for youth at risk, plus 10,000 SF for the Judiciary. CIP funds to be used for Phase 1 Judiciary facilities; housing to be financed through various housing programs.

DHHL - Kauluokahai Community, East Kapolei – \$2,000,000 - Plans and design for a mixed-use development on 32.6 acres for multi-family residential, with rental apartments for native Hawaiian beneficiaries, plus retail commercial.

DOE – Pohukaina School, Kakaako – \$55,000,000 - proposed elementary school at 690 Pohukaina Street adjacent to Mother Waldron Park in Kakaako, planned for 750 students, with 100,000 SF in a four-story building. In conjunction with a private developer and HHFDC, two towers are proposed with 390 residential units in one tower, and 200 rental housing units and the elementary school in the other tower.

DAGS/Stadium Authority – Aloha Stadium Optimization - \$1,000,000 – Plans to optimize the Aloha Stadium Facility and site, including studies and planning for the demolition of the existing stadium and construction of a new stadium facility, including mixed use development of the entire 100-acre Aloha Stadium site in Halawa.

OP – State Transit-Oriented Development, Statewide - \$1,000,000 – Site master planning for projects on State lands in TOD areas that have significant development/redevelopment potential, and infrastructure assessments and planning for infrastructure improvements in areas where there are multiple agency interests and to facilitate State agency project development. Funds are non-project specific and would

be used to procure consultant planning and engineering services to undertake master planning, site planning, infrastructure assessments, and project planning, as needed.

### **Recommendation for Action**

OP recommends that all five (5) projects be recommended for funding by the Legislature and pursuit by the respective agencies.

1. Aloha Stadium Redevelopment (\$1,000,000 for optimization planning): The Aloha Stadium is in a high priority area identified by the TOD Council. The aging Aloha Stadium is faced with high maintenance costs and is underutilized. Federal and City lease restrictions are on the verge of being lifted to facilitate redevelopment. The 100-acre site incorporates a rail transit station and is close to the most popular visitor attraction in the State. The City's preliminary Halawa Neighborhood TOD plan shows the potential for a new smaller stadium along with a major retail, entertainment, and residential mixed use development.
2. Alder Street Residential-Juvenile Service Center (\$17,000,000 for design and construction). Alder Street is the first mixed use project involving two distinct government agencies. Significantly, 180 affordable rental units will be provided in a compact, high density development on a site convenient to transit, retail and services.
3. Pohukaina School (\$55,000,000): This is a much needed school for a rapidly developing community as well as the first attempt by DOE to develop a vertical school on a small footprint in an urban setting. This would be part of a mixed use high density development with a substantial housing component – 590 residential units, mostly in the affordable rental category.
4. DHHL's Kauluokahai Community (\$2,000,000 for planning and design): Significantly, DHHL is attempting to pursue a higher density multi-family residential development due to the site's proximity to the rail station. Typically, DHHL has only developed subdivisions for single-family homes. There would be a mixed use component as ground-floor retail is planned for helping to sustain operations for the rental housing project.
5. OP State Transit-Oriented Development, Statewide (\$1,000,000): OP envisions use of the funding to initiate master planning and infrastructure assessments on a strategic basis for plans and projects that have significant potential for achieving TOD objectives. The projects will be pursued on a Statewide basis, broadening the scope from what was heretofore an Oahu-focused TOD effort.