

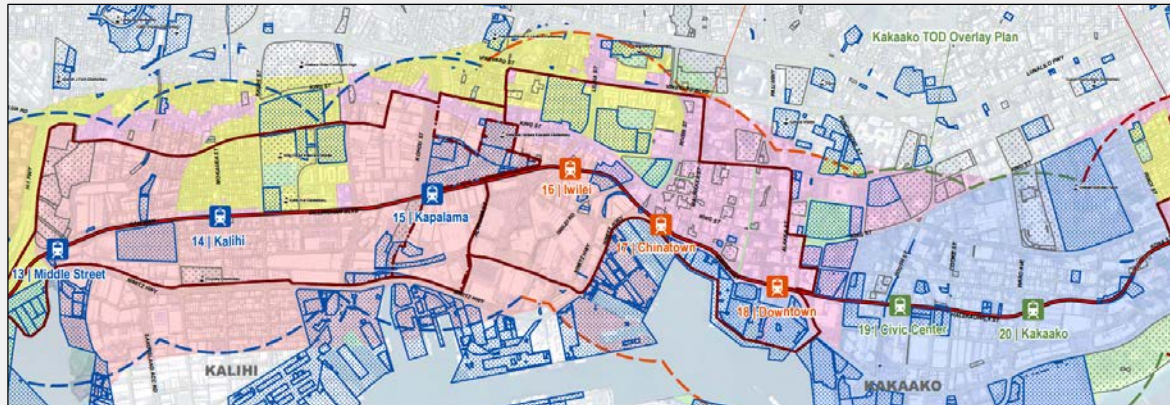
# State Involvement in TOD

September 6, 2016




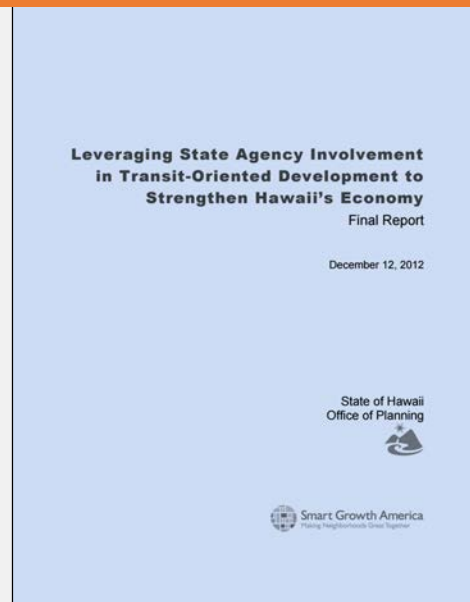
# Outline

- 2012 OP-Smart Growth America TOD Workshops
- 2015 State TOD Task Force
- State Lands and Projects with TOD Potential
- 2016 TOD-related Legislation: Acts 130, 131, 132, 127




# 2012 OP-Smart Growth America TOD Workshops

## Four recommendations:



Issue an executive policy identifying TOD as a priority for implementing smart growth

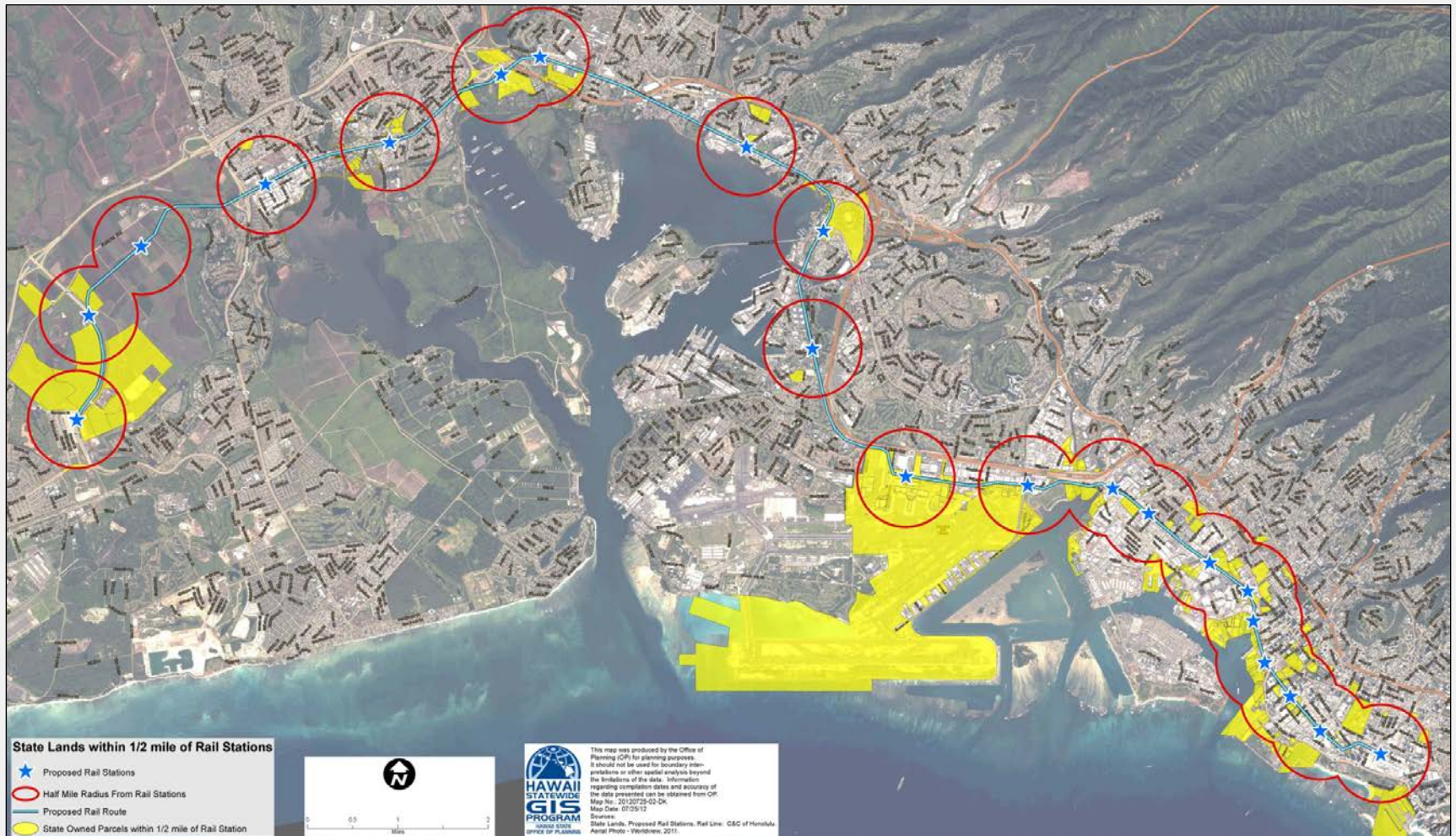


Identify a lead agency within state government to advance TOD

Prioritize state-owned properties and assets within areas served by transit

Target resources to support TOD and smart growth

# State Lands within a Half Mile of Rail Stations



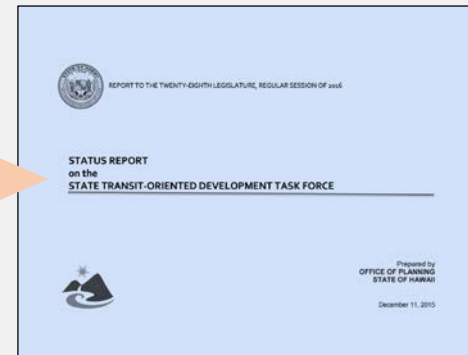


# 2015 State TOD Task Force

- Convened by Sen. Chun Oakland and other legislators
- Included State agencies with lands and jurisdiction in TOD areas:

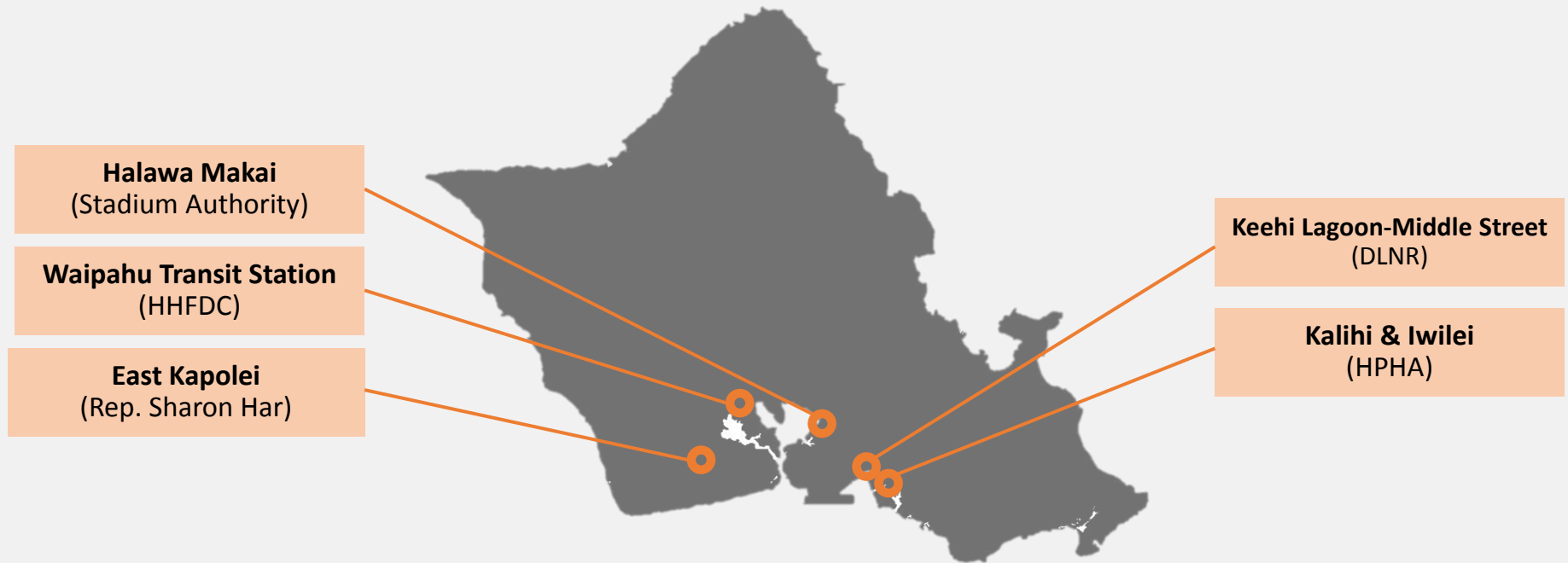
OP	DAGS	DOA	DOE	DHHL	DLNR	PSD	HHFDC
DOT	HCDA	HPHA	UH	HCC	LCC	UHWO	Stadium Authority

- Monthly meetings (January 2015 – May 2016) to coordinate agency TOD activities



# Task Force Subcommittees

- Promote planning and coordination at the station level
- Subcommittee meetings (Chairs in parentheses):



# Preliminary State TOD Project List

- Agencies identified and prioritized State projects for TOD planning and development
- Criteria used to prioritize **High, Medium, and Low** projects within ½ mile of rail or influenced by higher density development (e.g. schools):

Location/Site Constraints

Development Potential

Agency Interest

Agency Benefits

Public Benefits

Timing of Development

Potential State TOD Projects

Agency	Station No./Name	Ac.	Project	Status	Priority
HARRIS	28	100	Ala Moana Stadium redevelopment, 30 - 25,000 seat stadium with mixed use developments	Pre planning	HIGH
	29	100	Ala Moana Civic Center development, with 200,000 square feet of office space and parking	Master Planning	HIGH
	30	100	Kapiolani Library and Civic Center	Pre planning	MEDIUM
	31	100	Kapiolani Library and Civic Center	Pre planning	HIGH
DPR	41	100	East Kapolei	Pre planning	HIGH
	42	100	East Kapolei	Pre planning	HIGH
	43	100	East Kapolei	Master Planning	HIGH
	44	100	East Kapolei	Master Planning	HIGH
DLR	45	100	East Kapolei	Master Planning	HIGH
	46	100	East Kapolei	Master Planning	HIGH
	47	100	East Kapolei	Master Planning	HIGH
	48	100	East Kapolei	Master Planning	HIGH
DOE	49	100	East Kapolei	Master Planning	HIGH
	50	100	East Kapolei	Master Planning	HIGH
	51	100	East Kapolei	Master Planning	HIGH
	52	100	East Kapolei	Master Planning	HIGH
HARRIS	53	100	East Kapolei	Master Planning	HIGH
	54	100	East Kapolei	Master Planning	HIGH
	55	100	East Kapolei	Master Planning	HIGH
	56	100	East Kapolei	Master Planning	HIGH
HARRIS	57	100	East Kapolei	Master Planning	HIGH
	58	100	East Kapolei	Master Planning	HIGH
	59	100	East Kapolei	Master Planning	HIGH
	60	100	East Kapolei	Master Planning	HIGH
HARRIS	61	100	East Kapolei	Master Planning	HIGH
	62	100	East Kapolei	Master Planning	HIGH
	63	100	East Kapolei	Master Planning	HIGH
	64	100	East Kapolei	Master Planning	HIGH
HARRIS	65	100	East Kapolei	Master Planning	HIGH
	66	100	East Kapolei	Master Planning	HIGH
	67	100	East Kapolei	Master Planning	HIGH
	68	100	East Kapolei	Master Planning	HIGH
HARRIS	69	100	East Kapolei	Master Planning	HIGH
	70	100	East Kapolei	Master Planning	HIGH
	71	100	East Kapolei	Master Planning	HIGH
	72	100	East Kapolei	Master Planning	HIGH
HARRIS	73	100	East Kapolei	Master Planning	HIGH
	74	100	East Kapolei	Master Planning	HIGH
	75	100	East Kapolei	Master Planning	HIGH
	76	100	East Kapolei	Master Planning	HIGH
HARRIS	77	100	East Kapolei	Master Planning	HIGH
	78	100	East Kapolei	Master Planning	HIGH
	79	100	East Kapolei	Master Planning	HIGH
	80	100	East Kapolei	Master Planning	HIGH
HARRIS	81	100	East Kapolei	Master Planning	HIGH
	82	100	East Kapolei	Master Planning	HIGH
	83	100	East Kapolei	Master Planning	HIGH
	84	100	East Kapolei	Master Planning	HIGH
HARRIS	85	100	East Kapolei	Master Planning	HIGH
	86	100	East Kapolei	Master Planning	HIGH
	87	100	East Kapolei	Master Planning	HIGH
	88	100	East Kapolei	Master Planning	HIGH
HARRIS	89	100	East Kapolei	Master Planning	HIGH
	90	100	East Kapolei	Master Planning	HIGH
	91	100	East Kapolei	Master Planning	HIGH
	92	100	East Kapolei	Master Planning	HIGH
HARRIS	93	100	East Kapolei	Master Planning	HIGH
	94	100	East Kapolei	Master Planning	HIGH
	95	100	East Kapolei	Master Planning	HIGH
	96	100	East Kapolei	Master Planning	HIGH
HARRIS	97	100	East Kapolei	Master Planning	HIGH
	98	100	East Kapolei	Master Planning	HIGH
	99	100	East Kapolei	Master Planning	HIGH
	100	100	East Kapolei	Master Planning	HIGH



# Example State TOD Projects Identified as High Priority



UH West Oahu University Village



Aloha Stadium Redevelopment



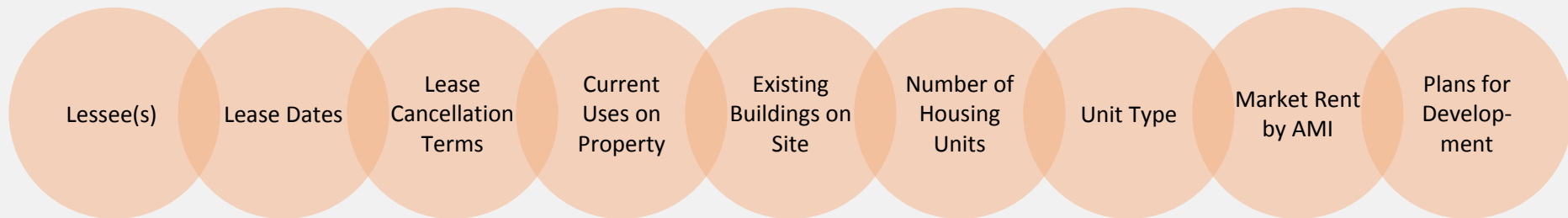
Mayor Wright Homes Redevelopment





# State Lands and Projects with TOD Potential

- Development of inventory to:
  - **assess** TOD potential of State lands
  - **identify** and **coordinate** State TOD projects
- Inventory to contain the following parcel and project information:



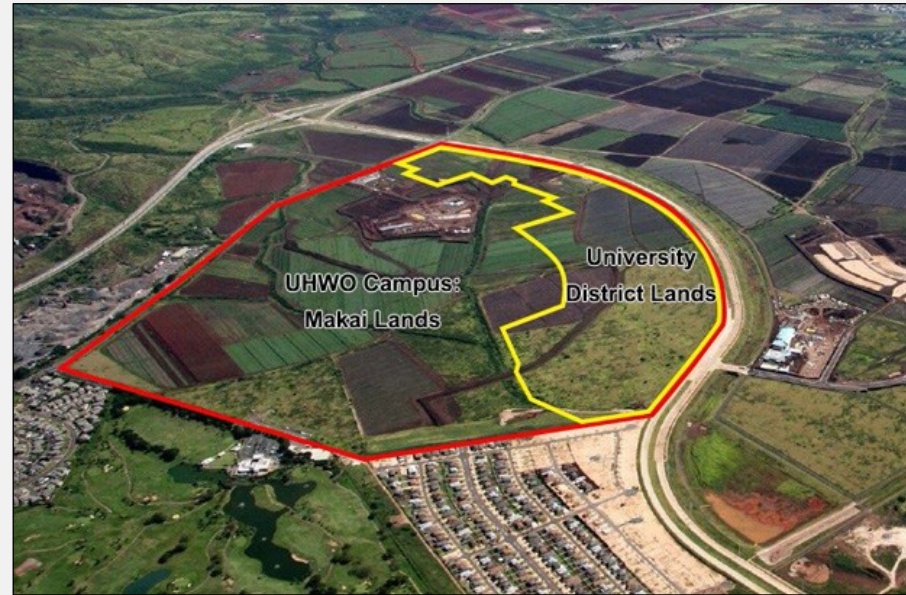
...and more



# Act 130, SLH 2016

## Senate Bill 3077, S.D. 1, H.D. 1, C.D. 1 Relating to Statewide Community Planning

- Establishes the Hawaii Interagency Council for Transit-Oriented Development, to coordinate planning for TOD, including mixed-use and affordable and rental housing projects, on state lands in each county
- Designates OP as lead state agency to advance smart growth and TOD within the state



Source: <http://www.hawaii.edu/news/2015/09/23/master-developer-sought-for-west-oahu-university-district/>



# Act 130, SLH 2016 (cont.)

## Hawaii Interagency Council for Transit-Oriented Development:

- **Primary responsibilities:**
  - ▶ State strategic plan for TOD, including mixed-use and affordable and rental housing projects
  - ▶ Facilitate funding for TOD programs and projects
  - ▶ Monitor TOD implementation
  - ▶ Recommend needed policy and statutory changes
  - ▶ Review Capital Improvement Project requests for TOD on state lands
- **On Neighbor Islands, smart growth and TOD principles to provide State facilities and services to encourage quality growth and vibrant mixed-use neighborhoods**



# Act 131, SLH 2016

## House Bill 2293, H.D. 1, S.D. 1 Relating to the Hawaii Housing Finance and Development Corporation

- Broadens HHFDC's ability to develop mixed-use developments with housing, jobs, retail, and government services
- Facilitates interagency partnerships with state and county agencies for housing and mixed-use developments on state and county lands



Source: [http://oeqc.doh.hawaii.gov/Shared%20Documents/EA\\_and\\_EIS\\_Online\\_Library/Oahu/2010s/2015-06-08-OA-5E-DEA-Kapolei-Mixed-Use-Development.pdf](http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Oahu/2010s/2015-06-08-OA-5E-DEA-Kapolei-Mixed-Use-Development.pdf)





# Act 132, SLH 2016

## House Bill 2305, H.D. 1, S.D. 1, C.D. 1 Relating to the Dwelling Unit Revolving Fund

- Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund
- Authorizes the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance **regional** state infrastructure improvements that will support development in areas of planned growth
- Allows repayment from assessments or fees which capture property value increases (IDs or TIF)



Source: <https://dhh.hawaii.gov/wp-content/uploads/2011/06/Kapolei-Regional-Plan.pdf>



Source: <http://www.pxd.com/operations/water-management/operations>



# Act 127, SLH 2016

## Senate Bill 2561, S.D. 2, H.D. 1, C.D. 1 Relating to Rental Housing

- Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units statewide ready for occupancy between January 1, 2017 and December 31, 2026
- Establishes a Special Action Team on rental housing to make recommendations to the Governor and Legislature to achieve the goal



Source: <http://www.eahhousing.org/pages/featureddevelopmentdetail/113> (Imi Ikena Apartments, Wailuku)



# Mahalo!

For more information, please visit OP's  
State Transit-Oriented Development website at:  
<http://planning.hawaii.gov/lud/state-tod/>

