STATE TOD PLANNING & IMPLEMENTATION FOR THE ISLAND OF O‘AHU

HAWAII‘I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT
June 12, 2018

OFFICE OF PLANNING
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, & TOURISM
1. Consultant Team Overview / Introductions
2. Project Background / Objectives / Desired Outcomes
3. Work Plan in Process
4. Next steps
Prime consultant, based in Hawai‘i for over 45 years
Have worked with various State and County agencies, private developers and landowners on many projects that employ smart growth, TOD, low-impact development, complete streets, and sustainable design practices

Capabilities including:

• Specific Site Design
• Urban Design Studies
• Land Management Projects
• Environmental Assessments and Impact Statements

• Regional and Community Planning
• Large-scale Resource Inventory
• TOD Projects
Transit-Oriented Development (TOD) Educational Outreach, Honolulu, Hawai‘i
Client: City & County of Honolulu, Department of Planning and Permitting (DPP)
Project Type: Community Outreach and Engagement

Transit-Oriented Development Planning & Implementation, Honolulu, Hawai‘i
Client: City & County of Honolulu, DPP, TOD Division
Project Type: Community Outreach and Engagement, Master Planning,
Infrastructure Planning, Urban Design
Including: Iwilei-Kapalama TOD Infrastructure Assessment, Waipahu Action
Plan, Chinatown Action Plan Outreach and Wayfinding, Housing Feasibility
Studies

State of Hawai‘i, Department of Hawaiian Home Lands Transit-Oriented
Development Conceptual Master Plans for Kapālama and Moanalua Kai
(Shafter Flats), Honolulu, Hawai‘i
Client: Department of Hawaiian Home Lands, Land Management Division
Project Type: Master Planning
With CRTKL, RMT, and RNSHA
Mayor Wright Homes Redevelopment, Honolulu, Hawai‘i
Owner: Hawai‘i Public Housing Authority
Client: MWH Partners, LLC
Project Type: Master Planning, Community Outreach and Engagement, Environmental Requirements, and Entitlements

University of Hawai‘i West O‘ahu Land Plan, ‘Ewa, Hawai‘i
Client: University of Hawai‘i West O‘ahu
Project Type: TOD Master Planning, Campus Outreach and Engagement, Public / Private Partnerships / Entitlements
With CRTKL and ARUP
R.M. TOWILL CORPORATION
Civil Engineering

• Established 1930 - Oldest and largest locally-owned engineering consulting firm in Hawai‘i

• Keenly aware of and sensitive to the special environmental conditions, regulatory requirements, and technical considerations involved with work in Hawai‘i and Pacific

• Projects have included new military facilities, mixed-use communities, over 300 miles of roadways, more than $150 million in harbor infrastructure, and major airfield / airport improvements, which support our state’s economy

• Capabilities including:
  • Infrastructure Master Planning
  • Highways / Roadways
  • Solid Waste
  • Sustainable Site Design
  • Drainage / Flood Control
  • Water Resources
Rail Transit Connectivity for Transit-Oriented Development, Waipahu Transit Center, Waipahu, Hawai‘i
Client: Kiewit Infrastructure West Co.
Owner: City and County of Honolulu, Department of Transportation Services
Type of Project: Design-Build

Strategic Master Development Plan for East Kapolei Lands, Kapolei, Hawai‘i
Client: State of Hawai‘i, Department of Land and Natural Resources (DLNR)
Type of Project: Master Planning

Kapālama Canal Catalytic Project, Honolulu, Hawai‘i
Client: WCIT Architecture
Owner: City and County of Honolulu, Department of Planning and Permitting
Type of Project: Master Planning

Iwilei-Dillingham Drainage Study, Honolulu, Hawai‘i
Client: City and County of Honolulu, Department of Design and Construction (DDC)
Type of Project: Study
Public finance consulting is their singular focus

Have assisted over 3,000 public and private sector clients in meeting their infrastructure and public services goals

Expertise with numerous financing mechanisms including:

- Special Assessment District
- Revenue Bond Financing
- Development Impact Fee Programs
- Federal and other Grants and Loans
- Tax Increment Financing
- Certificates of Participation
- New Market Tax Credits (NMTC)
- Public Private Partnerships (P3)
Kukui‘ula Development Project - Formation of CFD No. 2008-1, Po‘ipū, Kaua‘i, Hawai‘i
Client: County of Kaua‘i, Hawai‘i
Project Type: CFD Formation Services, Annual CFD Administration, Parcel Change Research, Calculating and Enrolling Special Taxes

City of Anaheim’s Disneyland Resort Area
Client: City of Anaheim, California
Project Type: CFD / AD Formation Services, Annual CFD Administration, Parcel Change Research, Calculating and Enrolling Special Taxes
Including: Analyzing various funding mechanisms, implementing land secured financing program, and forming CFD No.08-1

California Department of Water Resources Statewide Flood Management Planning Program, Statewide
Client: CH2M Hill
Project Type: Funding options, integrated infrastructure funding
FEHR & PEERS
Transportation Engineering & Multi-Modal System Planning

• Nationally recognized transportation engineering experts who routinely publish original research, serve on national committees, and teach courses to others in the industry

• Develop creative, cost-effective, and results-oriented solutions for planning and design problems associated with all modes of transportation

• Commitment to translating techniques into practical solutions

• Expertise includes:
  • Land Use and Transportation
  • Sustainable Transportation
  • Travel behavior and Forecasting
  • Multimodal Operations and Simulation
  • Transit Planning
  • Visual Communications
FEHR & PEERS
Transportation Engineering & Multi-Modal System Planning

Ala Moana and Hālawa Transit-Oriented Development Plans, Honolulu, Hawaiʻi
Client: Callison RTKL Associates, Inc.
Owner: City and County of Honolulu – DPP TOD Division
With CRTKL

Pearlridge TOD and Bus Transfer Facility, Aiea, Hawaiʻi
Client: G70 Design
Owner: City and County of Honolulu – DPP TOD Division
Project Type: Transit Oriented Development

Oʻahu Pedestrian Master Plan, Hawaiʻi
Owner: City and County of Honolulu – Department of Transportation Services
Project Type: Pedestrian Demand Index
With PBR

Honolulu Complete Streets, Hawaiʻi
Owner: City and County of Honolulu – Department of Transportation Services
Project Type: Multimodal Transportation
CALLISON RTKL
TOD Master Planning & Urban Design

• Established 1946 with more than 2,000 innovative professionals throughout the world

• Have created some of the world’s most memorable and successful commercial environments from urban, mixed-use developments to top-performing retail centers and stores, hotels, multi-family residential, and iconic towers

• Integrate design innovation, planning policy, and sound implementation strategy to create great places that bring economic, social, and environmental benefits to the communities in which it serves

• Expertise includes focus on:
  - Changing needs of cities
  - Developing resilient communities
  - Mixed-use communities
  - Revitalizing downtown districts
  - TOD
  - University campuses
Aloha Stadium Neighborhood Transit Oriented Development Plan
Project Owner: City and County of Honolulu
Project Type: Transit Oriented Development, Neighborhood Planning, Urban Design

Ala Moana Neighborhood Transit Oriented Development Plan
Project Owner: City and County of Honolulu
Project Type: Master Planning, Community Outreach
2015 Urban Design Award, APA, HI Chapter
• Local firm providing electrical engineering and consultation services for 35 years
• Work with government, private, and utility sectors and committed to servicing clients on many types of electrical engineering projects
• Capabilities include:
  • Evaluation of existing on-site electrical utilities
  • Evaluation and analysis for off-site electrical improvements
  • Design of off-site and on-site infrastructure including:
    • Electrical sub-station
    • Primary distribution
    • Secondary distribution
    • Interior electrical power, lighting, communications, data, and fire alarm systems
Honolulu High Capacity Transit Corridor Project Segment G, Kalihi / Downtown / Ala Moana, Honolulu, Hawai‘i
Project Owner: Honolulu Authority for Rapid Transportation
Project Type: Transit Development

Iwilei – Kapālama – TOD Master Plan, Honolulu, Hawai‘i
Project Owner: City and County of Honolulu, Department of Planning & Permitting
Project Type: Transit Oriented Development

Mayor Wright Homes Re-Development PER and Master Plan, Honolulu, Hawai‘i
Project Owner: Hawai‘i Public Housing Authority
Project Type: Transit Master Plan Development

DHHL Kalaeloa TOD Redevelopment Master Plan, Honolulu, Hawai‘i
Project Owner: Department of Hawaiian Home Lands
Project Type: Master Plan Re-development
• Founded in 1946, with more than 13,000 professionals operating in 92 offices and 40 countries

• Global thought leader in sustainability and climate resilience and is the innovative planning and engineering force behind many of the world’s major infrastructure investments

• Work characterized by a collaborative approach grounded in solid technical knowledge and the ability to communicate complex concepts and designs

• Expertise with numerous sustainable mechanisms including:
  • Climate Responsive Engineering
  • Virtual Central Plants
  • Distributed Renewable Generation
  • Low Carbon Communities
  • Behavior Change
  • Climate Adaptation and Resilience
Starwood Vacation Ownership KOR3 Kā‘anapali, Hawai‘i  
Owner: Starwood Vacation Ownership  
Project Type: Hospitality, Sustainability Consulting, LEED Gold

Punahou School Case Middle School Honolulu, Hawai‘i  
Owner: Punahou School  
Project Type: New School, Sustainability Consulting, LEED Gold

University of Hawai‘i West O‘ahu Photovoltaic System, Kapolei, Hawai‘i  
Owner: University of Hawai‘i West O‘ahu  
Project Type: Renewable Energy, Built

Nohona Hale Honolulu, Hawai‘i  
Client: WCIT Architecture  
Project Type: Affordable Housing, Sustainability Consulting, 90% CD
**Project GOALS & DELIVERABLES**

**END GOAL:** Agreement on needed infrastructure improvements and the plan for delivering infrastructure to support State TOD

- **Desired Deliverable:** State implementation and financial *plan / strategy for infrastructure investments* to support / facilitate State TOD projects along rail corridor
  - Focus on three priority areas
  - Scope, phasing, and costs of improvement projects
  - Responsible entities
  - Critical path for improvement project timing
  - Investment timing and funding requests
  - Financing and financing tools to be used

**INTERMEDIATE GOAL:** General agreement / vision for how State lands will be developed and contribute to TOD communities in priority areas, to determine improvement requirements

- **Desired Deliverable:** Conceptual master land use *plan and public realm improvements* for State lands

**SUB-GOAL:** Develop support tools for TOD implementation

- Project evaluation criteria, performance metrics, public outreach strategy
TOD Opportunities: State Lands Along the Rail

Priority Areas

East Kapolei

Aloha Stadium – Hālawa

Iwilei-Kapālama
• Build on existing City TOD plans / studies, TOD project planning of State, City, and private entities

• Agency / stakeholder process
  • Individual agency needs / concerns
  • Area-wide needs / concerns

• TOD Council Permitted Interaction Groups (PIGs) as working groups in the process

• Collaborative problem-solving process to determine funding / financing / implementation strategy

• Early, iterative, and ongoing process

• Integration of urban design, infrastructure, and circulation plans

• Bring best practices / lessons learned from TOD experiences to:
  • Address implementation requirements at corridor- or area-wide level
  • Collaborate with multiple jurisdictions, multiple agencies / budgets, multiple financing schemes for shared investment strategy
Anticipated PIG Timeline

- **2018 June – November TASKS**
- **2018 December Meeting – REPORT:**
  - Recommendations and disband PIGs
- **2019 January Meeting – ACTION**
  - APPROVE Recommendations and establish PIGs to work on next project phase
Anticipated PIG Timeline

- 2019 January – October TASKS
- 2019 November Meeting – REPORT recommendations and disband PIGs
- 2019 December Meeting – ACTION APPROVE Recommendations and Establish PIGs
- 2019 December TBD- TASKS
1. PIGs- Select Chair and Organize
2. July Kick-Off Briefing with each PIG
3. Meetings with Agencies / Entities for Individual Input on Existing Conditions
4. August / September Workshop
   A. TOD Council Educational Seminar are Finance Options / Opportunities / Alternatives
   B. PIG Focus Area Workshops with Mainland Consultant Attendance