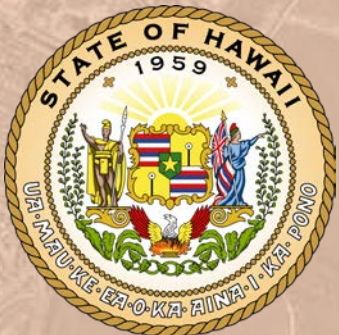


STATE TOD PLANNING & IMPLEMENTATION FOR THE ISLAND OF O'AHU

HAWAI'I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT
June 12, 2018

OFFICE OF PLANNING
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, & TOURISM

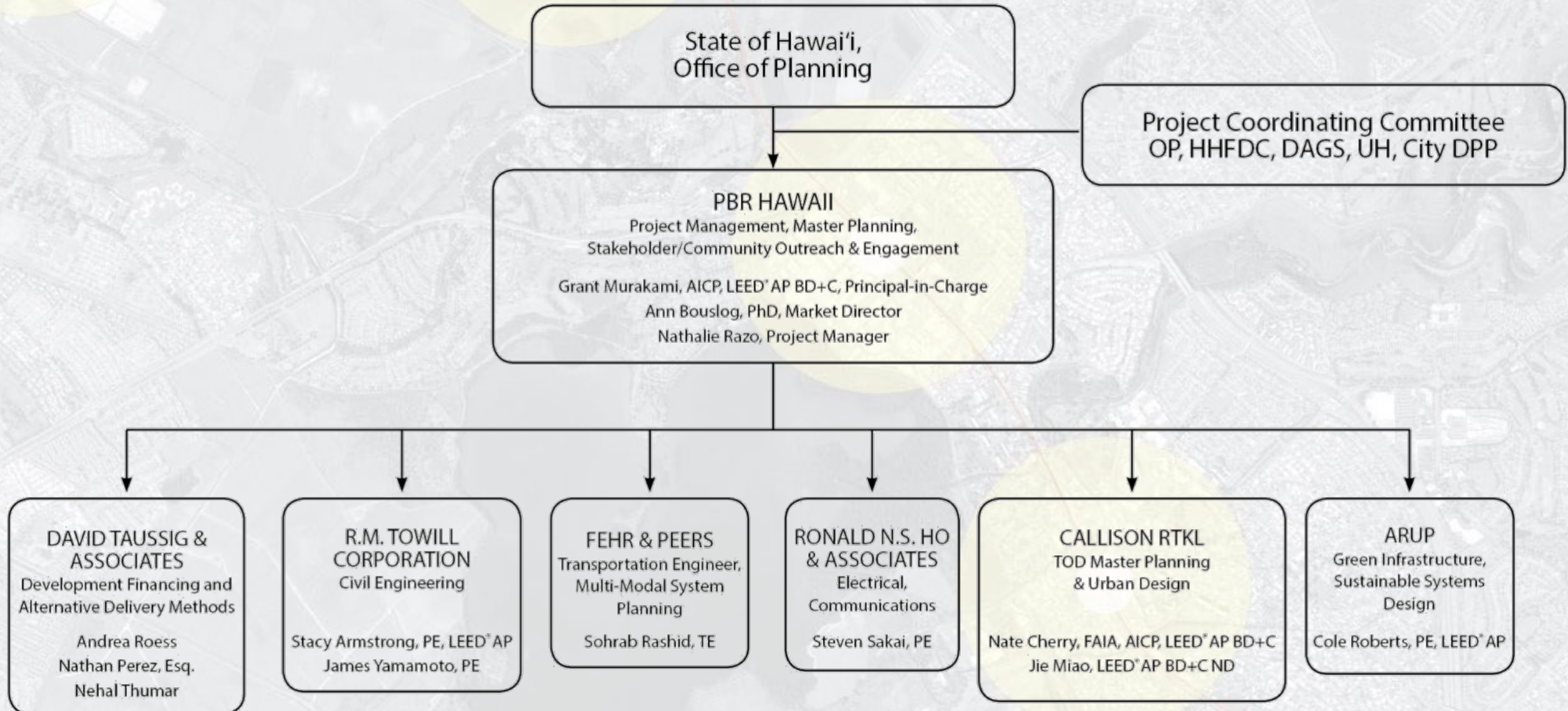




AGENDA

- 1. Consultant Team Overview /
Introductions**
- 2. Project Background / Objectives /
Desired Outcomes**
- 3. Work Plan in Process**
- 4. Next steps**

Organization Chart



PBR HAWAII & ASSOCIATES

Master Planning, Project Management, Stakeholder Outreach & Engagement

- 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

PBR HAWAII & ASSOCIATES

Master Planning, Project Management, Stakeholder Outreach & Engagement

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



PBR HAWAII & ASSOCIATES

Master Planning, Project Management, Stakeholder Outreach & Engagement

Mayor Wright Homes Redevelopment, Honolulu, Hawai'i

Owner: Hawai'i Public Housing Authority

Client: MWH Partners, LLC

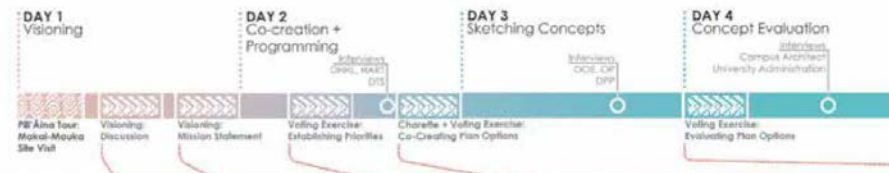
Project Type: Master Planning, Community Outreach and Engagement, Environmental Requirements, and Entitlements

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
 - Solid Waste
 - Drainage / Flood Control
 - Highways / Roadways
 - Sustainable Site Design
 - Water Resources

R.M. TOWILL CORPORATION

Civil Engineering

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

DAVID TAUSSIG & ASSOCIATES

Development Financing and Alternative Delivery Mechanisms

- 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)

DAVID TAUSSIG & ASSOCIATES

Development Financing and Alternative Delivery Mechanisms

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 Hālawā Transit-Oriented Development Plans, Honolulu, Hawai'i

Client: Callison RTKL Associates, Inc.

Owner: City and County of Honolulu – DPP TOD Division

With CRTKL

Pearlridge TOD and Bus Transfer Facility, Aiea, Hawai'i

Client: G70 Design

Owner: City and County of Honolulu – DPP TOD Division

Project Type: Transit Oriented Development

O'ahu Pedestrian Master Plan, Hawai'i

Owner: City and County of Honolulu – Department of Transportation Services

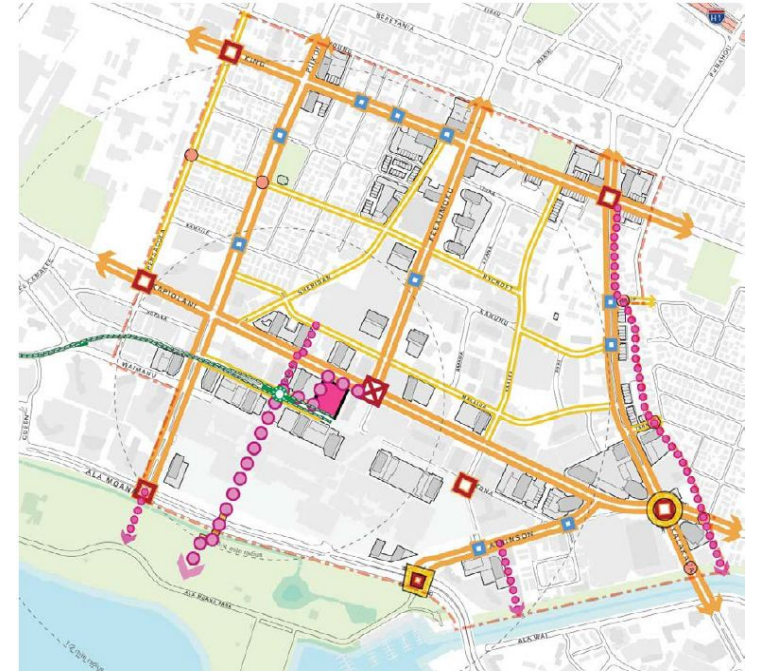
Project Type: Pedestrian Demand Index

With PBR

Honolulu Complete Streets, Hawai'i

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

CALLISON RTKL

TOD Master Planning & Urban Design

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



LEGEND

- 1 Ala Moana Center
- 2 Ala Moana Beach Park
- 3 Mauka/Makai Connection
- 4 Transit Piazza
- 5 Honolulu Convention Center
- 6 Ala Wai Canal
- 7 Maikiki Stream
- 8 Don Quijote Supermarket
- 9 Walmart/Sam's Club
- 10 McKinley High School
- 11 Sheridan Community Park
- 12 Proposed Community Plaza
- 13 Pawa Park
- 14 Proposed Community Park
- 15 Planning Area
- 16 TOD Zone / TIZ Zone Boundary
- 17 Ala Moana Center Station
- 18 Fixed Guideway

RONALD N.S. HO & ASSOCIATES

Electrical Engineering & Communications

- 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

RONALD N.S. HO & ASSOCIATES

Electrical Engineering & Communications

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



Green Infrastructure & Sustainable Systems Design

- 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
 - Low Carbon Communities
 - Virtual Central Plants
 - Behavior Change
 - Distributed Renewable Generation
 - Climate Adaptation and Resilience



Green Infrastructure & Sustainable Systems Design

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

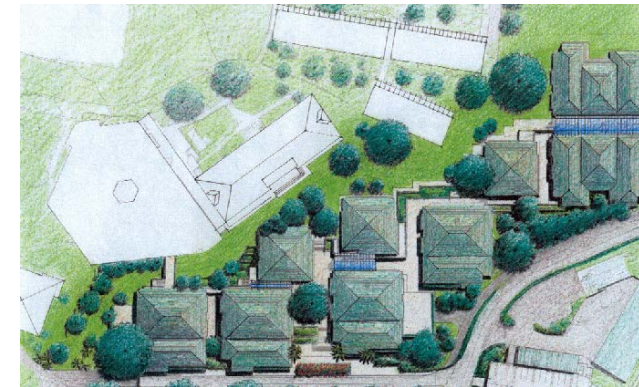
Owner: University of Hawai'i West O'ahu

Project Type: Renewable Energy, Built

Nohona Hale Honolulu, Hawai'i

Client: WCIT Architecture

Project Type: Affordable Housing, Sustainability Consulting, 90% CD



The background of the slide is an aerial photograph of a coastal area, likely a port or harbor, with various land parcels, roads, and water bodies. Overlaid on this map are three large, semi-transparent yellow circles. Red lines connect the centers of these circles, forming a triangular shape. The text 'Project' is written in a large, bold, black font in the top left corner.

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

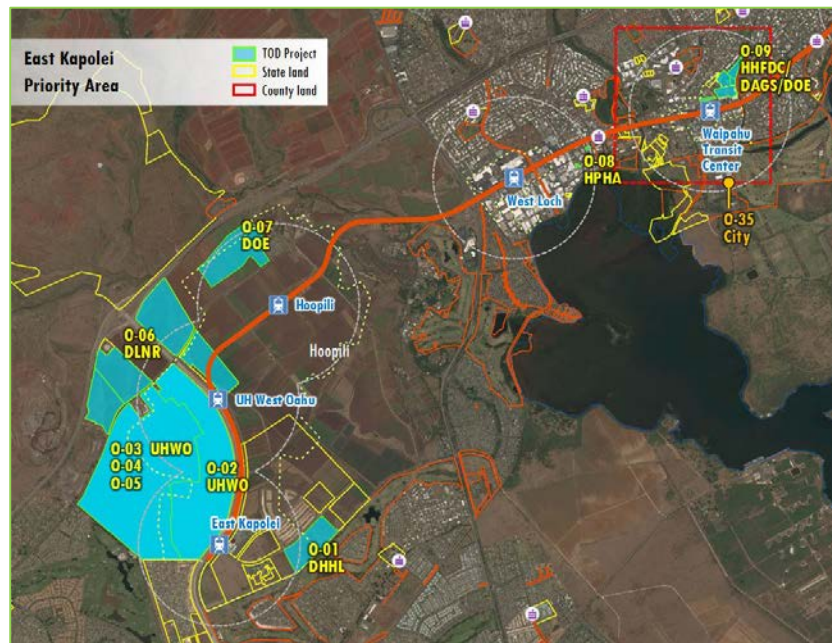
- **Desired Deliverable:** Conceptual master land use *plan and public realm improvements* for State lands

SUB-GOAL: Develop support tools for TOD implementation

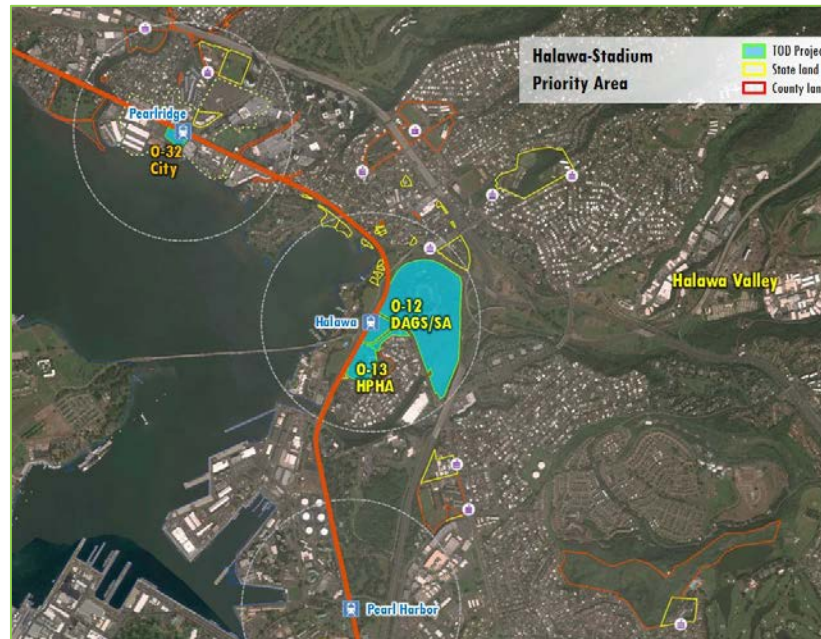
- Project evaluation criteria, performance metrics, public outreach strategy

TOD Opportunities: State Lands Along the Rail

Priority Areas



East Kapolei



Aloha Stadium –
Hālawā



Iwilei-Kapālama



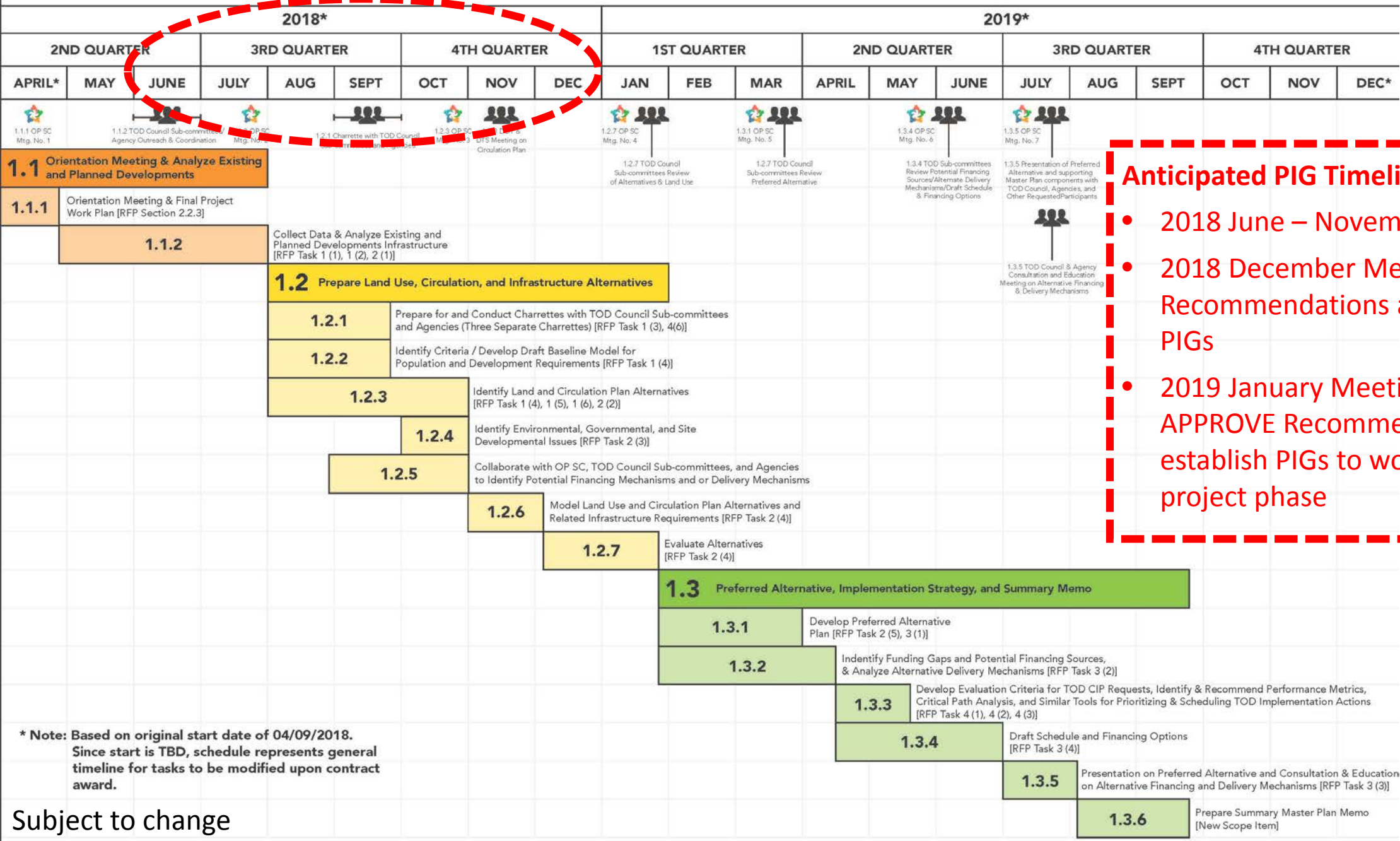
Project APPROACH

- 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

OP TOD INFRASTRUCTURE MASTER PLAN PROJECT SCHEDULE
AMENDMENTS TO ORIGINAL PROPOSAL AND BEST AND FINAL OFFER SUBMITTED MARCH 2,2018

 = OP Steering Committee Meeting

 = TOD Council Sub-committees/Agencies Meeting



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

* Note: Based on original start date of 04/09/2018.
Since start is TBD, schedule represents general timeline for tasks to be modified upon contract award.

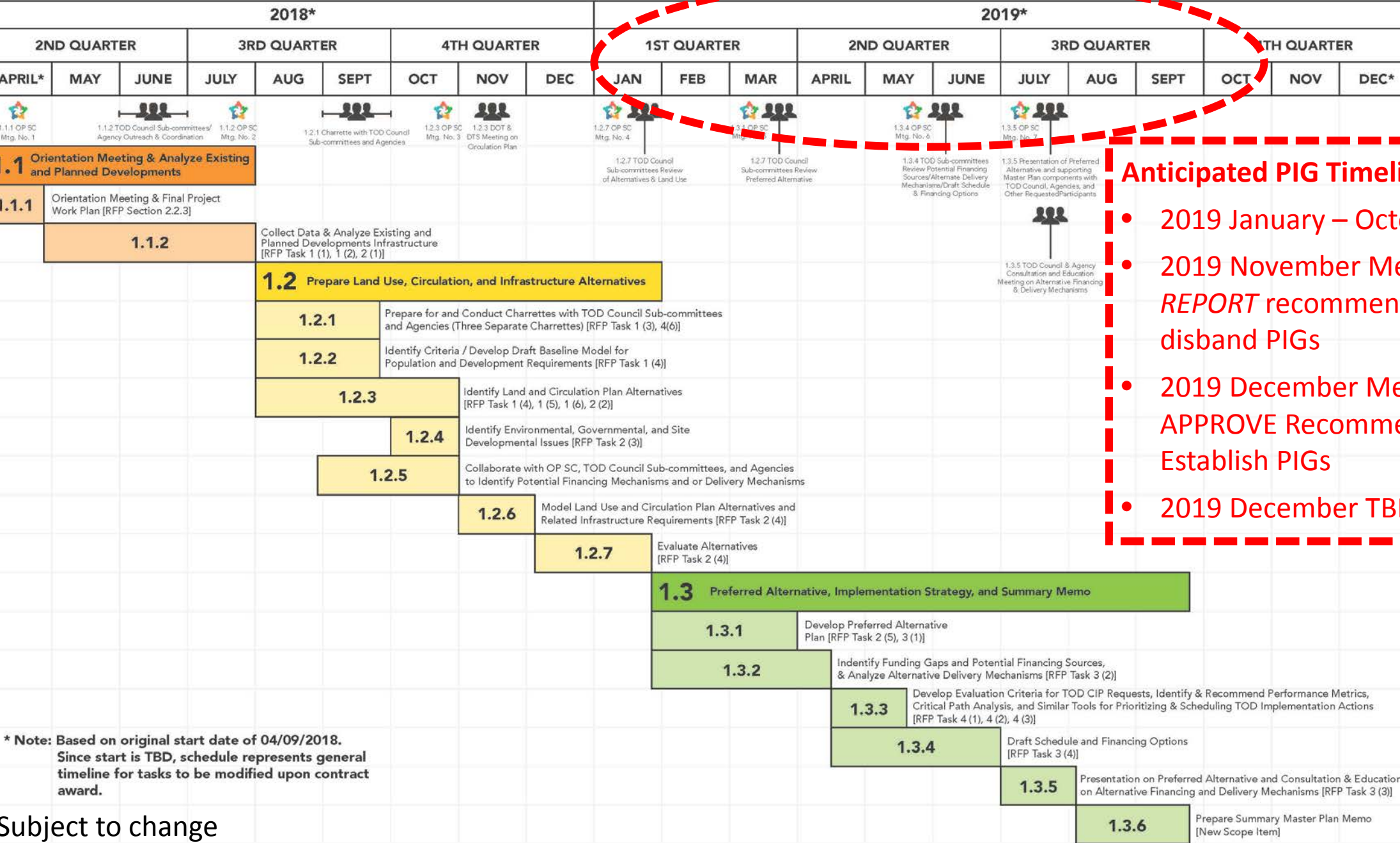
Subject to change

OP TOD INFRASTRUCTURE MASTER PLAN PROJECT SCHEDULE

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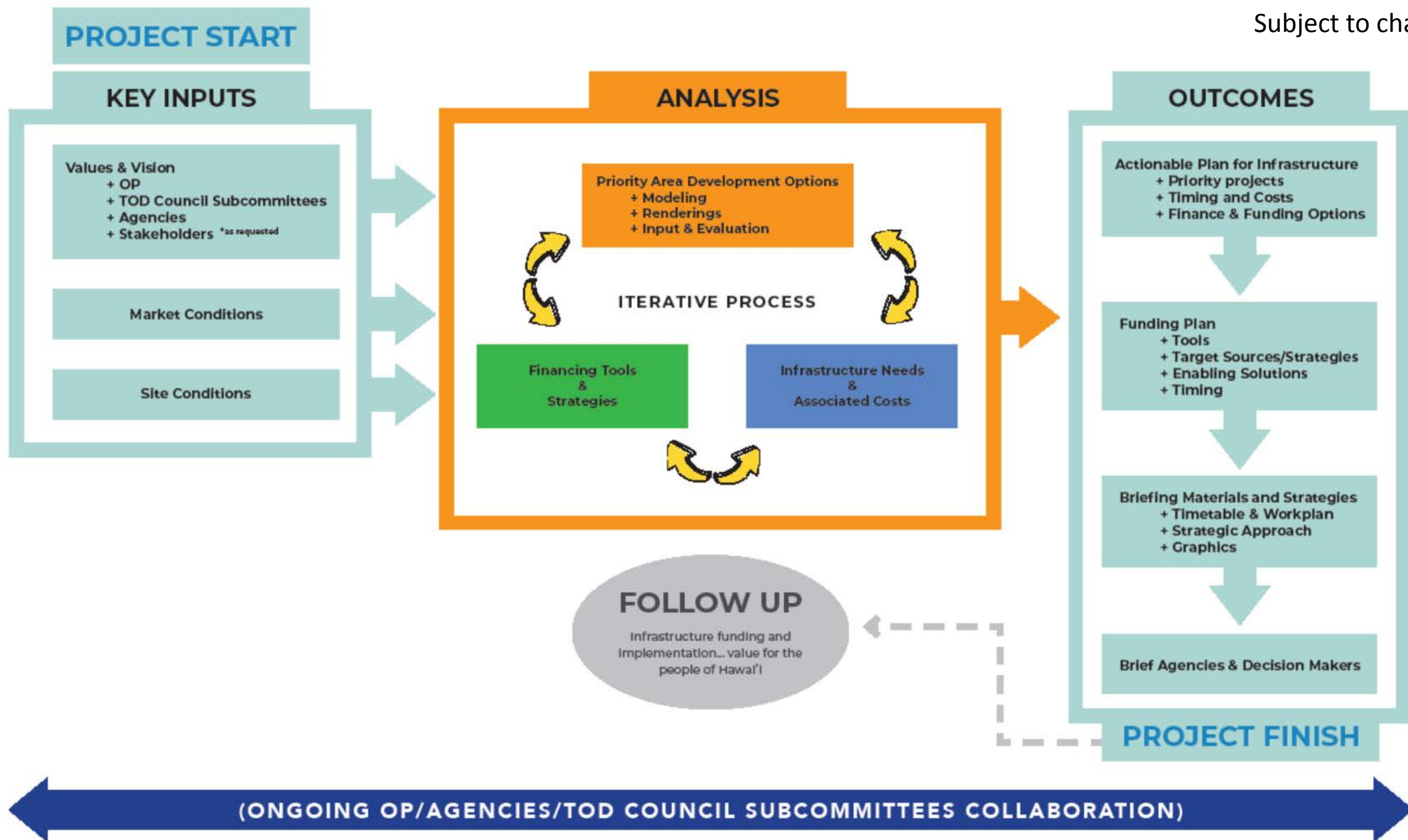


* Note: Based on original start date of 04/09/2018. Since start is TBD, schedule represents general timeline for tasks to be modified upon contract award.

Subject to change

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*



The background of the slide features a faded aerial photograph of a coastal urban area. Overlaid on this map are three semi-transparent yellow circles of varying sizes, connected by thin red lines, suggesting a network or a specific geographic focus. The text 'SCHEDULE / NEXT STEPS' is positioned in the upper left corner of this graphic area.

SCHEDULE / NEXT STEPS

- 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**



**Thank you,
any questions?**