REPORT ON STATE EXECUTIVE STRATEGY SESSION

August 8, 2017
EXECUTIVE STRATEGY FOR TOD PLANNING AND INVESTMENTS

- Governor Ige and Executive State agencies: Governor’s Office, OP, HHFDC, DLNR, DOT, DAGS, DOH, DHS, PSD, DHHL, Stadium Authority, UH, DOE, HCDA, HPHA, DBEDT, DBF

- Unified State strategy for TOD investments to capitalize on State lands near transit.

- Discussion items:
  - Key Principles for State TOD
  - State TOD projects and priorities
  - Implementation
1. Locate first in existing town & growth centers.

2. Maximize co-location of State facilities & services in dense, compact, mixed use developments.

4. Partner more with creative, cost-effective partnerships.

5. Develop more affordable housing wherever feasible.

6. Use green building & sustainable development practices.
7. Use **equitable TOD principles** for community well-being and healthy living.

**Equitable TOD principles include:**

- Consultation with community
- Connection to employment, encourage economic development
- Access to multi-generational public amenities
- Safe, environmentally enriched walkways
- Maintenance or increase in local affordable ad low income housing
Equitable TOD principles (continued):

- Prevention of displacement of community residents and businesses
- Improved environmental quality
- Promotion of community connectedness
- Full access regardless of age or physical condition/disability
- Understanding of the local context
- Equitable distribution of negative impacts of transportation
Equitable TOD principles promote and support community well-being and healthy living.
HIGH PRIORITY AREAS FOR STATE TOD ON OAHU

- East Kapolei (UHWO, DLNR, DHHL)
- Halawa Stadium Area
- Iwilei-Kapalama (Mayor Wright Homes)
Draft
East Kapolei Neighborhood TOD Plan
• East Kapolei
• UH West Oahu
• Hoopili

CITY & COUNTY TOD PLAN/VISION
Halawa Area TOD Plan

- Aloha Stadium

- Mixed uses, medium & high density around new stadium
· Iwilei-Kapalama

· City sees significant potential for TOD:
  · Consolidated landownership
  · Major landowner interests
  · Proximity to downtown
<table>
<thead>
<tr>
<th>Project / Tool</th>
<th>Schedule</th>
<th>PRE-PLAN’G</th>
<th>CIP: PLN</th>
<th>CIP: DESIGN</th>
<th>CIP: CONST</th>
<th>Occup/PAU</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kauluakahi/TOD Increment IIA [DHHL]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University Village [UH-WO]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UH West Oahu [UH-WO]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Kapolei parcels [DLNR]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hoopili HS [DOE]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**infrastructure constraints / needs**

- Farrington Hwy widening
- Drainage (Kaloi Gulch/gulches)
- Wastewater
- Water
- School capacity
Identified infrastructure constraints in priority areas
West Hawaii

Ane Keohokalole Hwy multimodal trunk line accessing GOAs

Honokohau Village (Regional Center TOD)

Kamakana Village at Keahuolu (Neighborhood Center TOD)

Kailua Village (Regional Center TOD)
Maui Growth Boundaries

Kane St. - Kahului

Wailuku Courthouse
City & County of Honolulu TOD
Catalytic Projects/Areas

1. Pearlridge Transit Station
2. Kapalama Canal
3. Blaisdell Center
4. Chinatown
5. Iwilei-Kapalama
6. Waipahu Town
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency</strong></td>
<td>Aloha Stadium Authority</td>
</tr>
<tr>
<td><strong>Transit Station/Bus Stop</strong></td>
<td>Aloha Stadium Station, TOD Halawa District</td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>Aloha Stadium</td>
</tr>
<tr>
<td><strong>Street Address</strong></td>
<td>99-560 Salt Lake Boulevard, Honolulu, HE 96818</td>
</tr>
<tr>
<td><strong>Tax Map Keys</strong></td>
<td>9-9-003-055, 9-9-003-056, 9-9-003-070, 9-9-003-071</td>
</tr>
<tr>
<td><strong>Land Area (acres)</strong></td>
<td>99 acres</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>R3 (Current) - CCR TOD Looking to revise to BDX or similar</td>
</tr>
<tr>
<td><strong>Fee Owner</strong></td>
<td>State DLNR</td>
</tr>
<tr>
<td><strong>Lessor(s)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Current Uses</strong></td>
<td>Public recreational facility, including stadium facility and open area events</td>
</tr>
<tr>
<td><strong>Encumbrances (if any)</strong></td>
<td>None. Federal &amp; City Deed Restrictions recently lifted. THD ceased land identification.</td>
</tr>
<tr>
<td><strong>Project Description</strong></td>
<td>New 25K-seat stadium with auxiliary development which may include offices, commercial, residential, and hotel developments.</td>
</tr>
<tr>
<td><strong>Site Constraints</strong></td>
<td>Potential sewer and water capacity.</td>
</tr>
<tr>
<td><strong>Project Status</strong></td>
<td>MP &amp; SE study is scheduled to commence by end of 2018.</td>
</tr>
<tr>
<td><strong>Consultant/Contractor/Developer</strong></td>
<td>Legal, O’Malley &amp; Myers (OHA), TOD</td>
</tr>
<tr>
<td><strong>Project Cost Estimates</strong></td>
<td>Planning: $10MM (STD), Design: $55MM (STD), Construction: $250MM (STD) (10% self-funded)</td>
</tr>
<tr>
<td><strong>Funding Sources</strong></td>
<td>Planning: State (STD), Design: State (STD), Construction: State (STD), Ass. Dev. - NA</td>
</tr>
<tr>
<td><strong>Contact Person</strong></td>
<td>Scott Chan, <a href="mailto:Scott.Chan@hawaii.gov">Scott.Chan@hawaii.gov</a></td>
</tr>
</tbody>
</table>

**Attachments**
- Aloha Stadium Conceptual Redevelopment Plan, Dated 2/21/2017
- P&Z seismic & geotechnical, maps, studies/report
- link to webpage
- link to webpage

*Notes: Please email d做大, op.tod@hawaii.gov for any changes or new information so that project information is current.*
IMPLEMENTATION FOR DEVELOPMENT OF STATE LANDS & CIP INVESTMENTS

1. Focus on existing town & growth centers
2. Maximize co-location
3. Invest in critical infrastructure
4. Use creative, cost-effective partnerships
5. Integrate affordable housing
6. Use sustainable development practices
7. Use equitable TOD principles

Requires Commitment to...

- Early/ongoing cooperation & collaboration, across missions.
- Making strategic investments as needed.
- Staying at the table to get the job done.
Tasks for Strategic Plan delivery to Legislature by December 2017:

- State agency consultations: Dec 2016 - Aug 2017
- Inventory and mapping: Dec 2016 – Sep 2017
- Neighbor Island workshops: Feb – Aug 2017
- Develop financing strategies: Feb – Sep 2017
- Vision and project narratives: Jul – Sep 2017
- Draft Strategic Plan: Oct 2017
- TOD Council approval: Nov 2017
- Final Plan: Dec 2017
MAHALO!

For more information, please visit OP’s State Transit-Oriented Development website at:

http://planning.hawaii.gov/lud/state-tod/