

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

UNIFIED APPROACH FOR DEVELOPMENT OF STATE LANDS & INVESTMENTS

KEY PRINCIPLES

1. Locate first in existing town & growth centers.
2. Maximize co-location of State facilities & services in dense, compact, mixed use developments.
3. Invest in critical infrastructure for town/growth center development.

UNIFIED APPROACH FOR DEVELOPMENT OF STATE LANDS & INVESTMENTS

KEY PRINCIPLES

4. Partner more with creative, cost-effective partnerships.
5. Develop more affordable housing wherever feasible.
6. Use green building & sustainable development practices.

UNIFIED APPROACH FOR DEVELOPMENT OF STATE LANDS & INVESTMENTS

KEY PRINCIPLES

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 and low income housing

UNIFIED APPROACH FOR DEVELOPMENT OF STATE LANDS & INVESTMENTS

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.



Full Rail Alignment (East Kapolei to Ala Moana Center)



Priorities for TOD investment along rail

HIGH PRIORITY AREAS FOR STATE TOD ON OAHU



East Kapolei (UHWO, DLNR, DHHL)



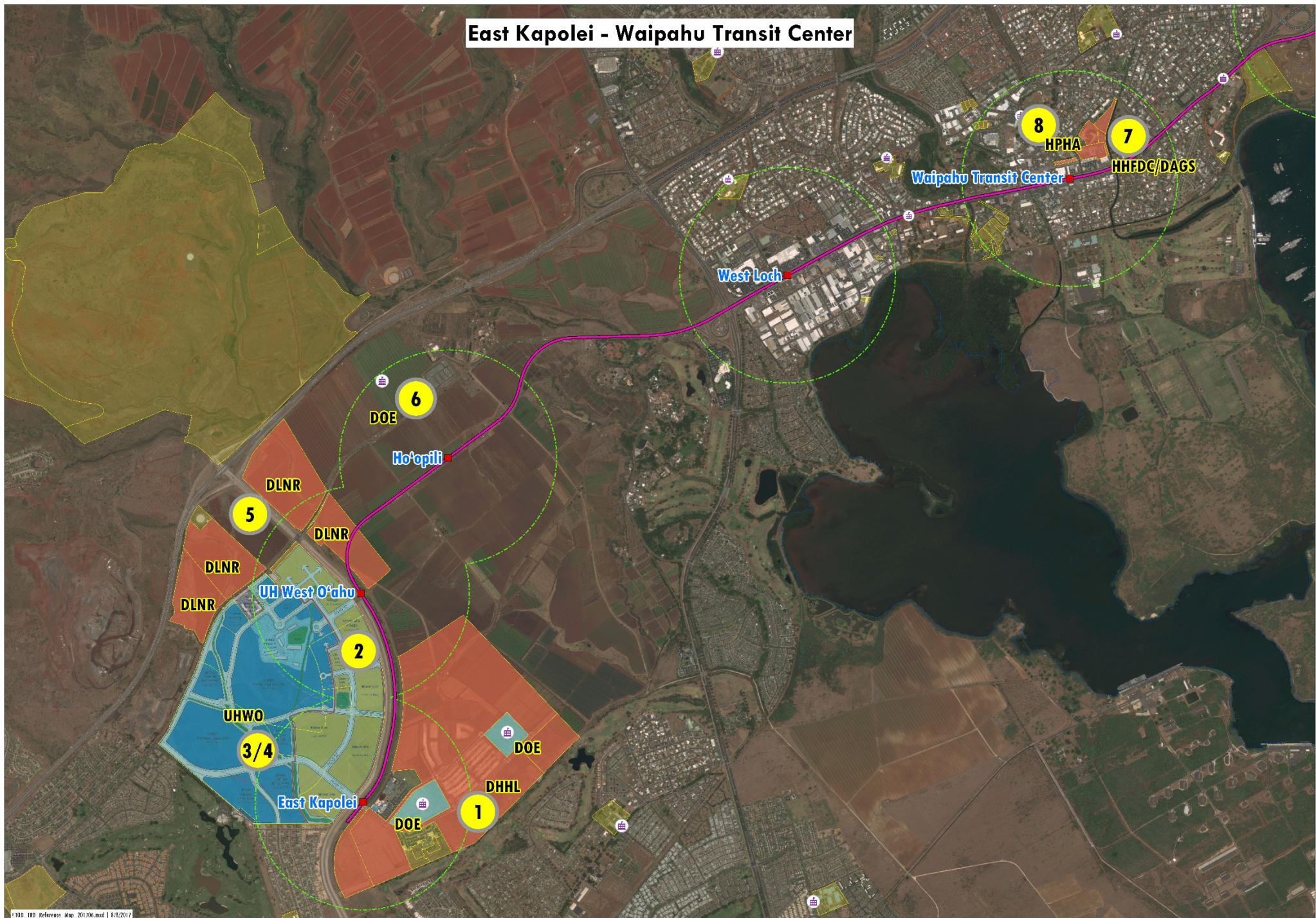
Halawa Stadium Area



Iwilei-Kapalama (Mayor Wright Homes)



East Kapolei - Waipahu Transit Center

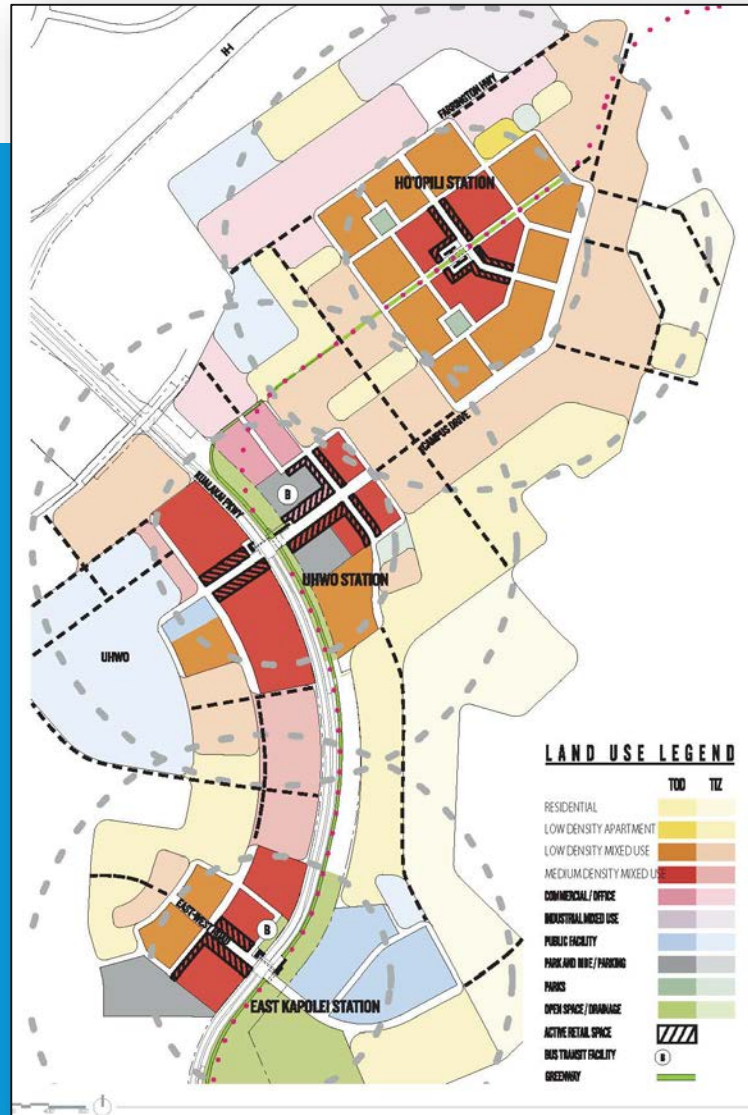


CITY & COUNTY TOD PLAN/VISION

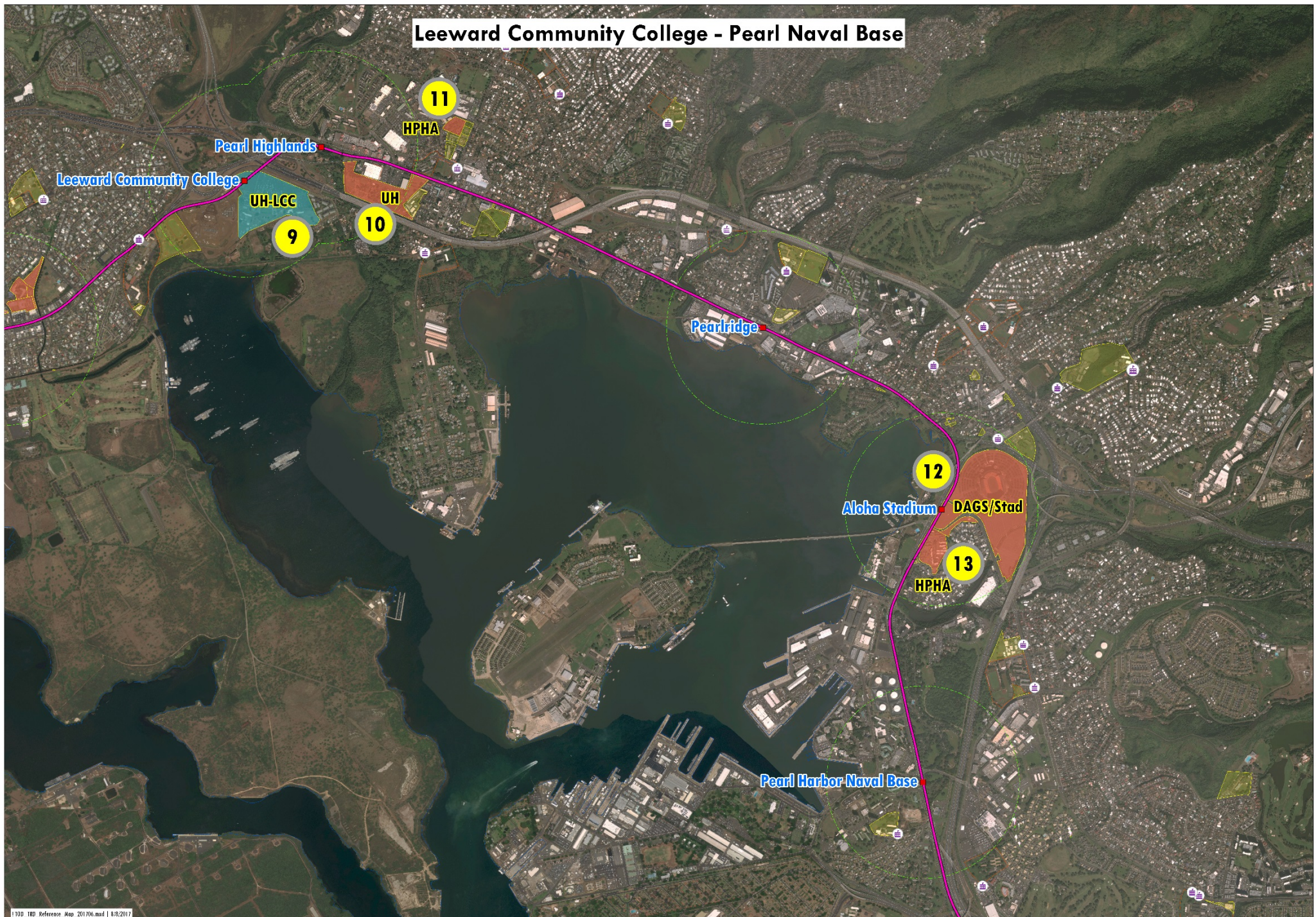
Draft

East Kapolei Neighborhood TOD Plan

- East Kapolei
- UH West Oahu
- Hoopili



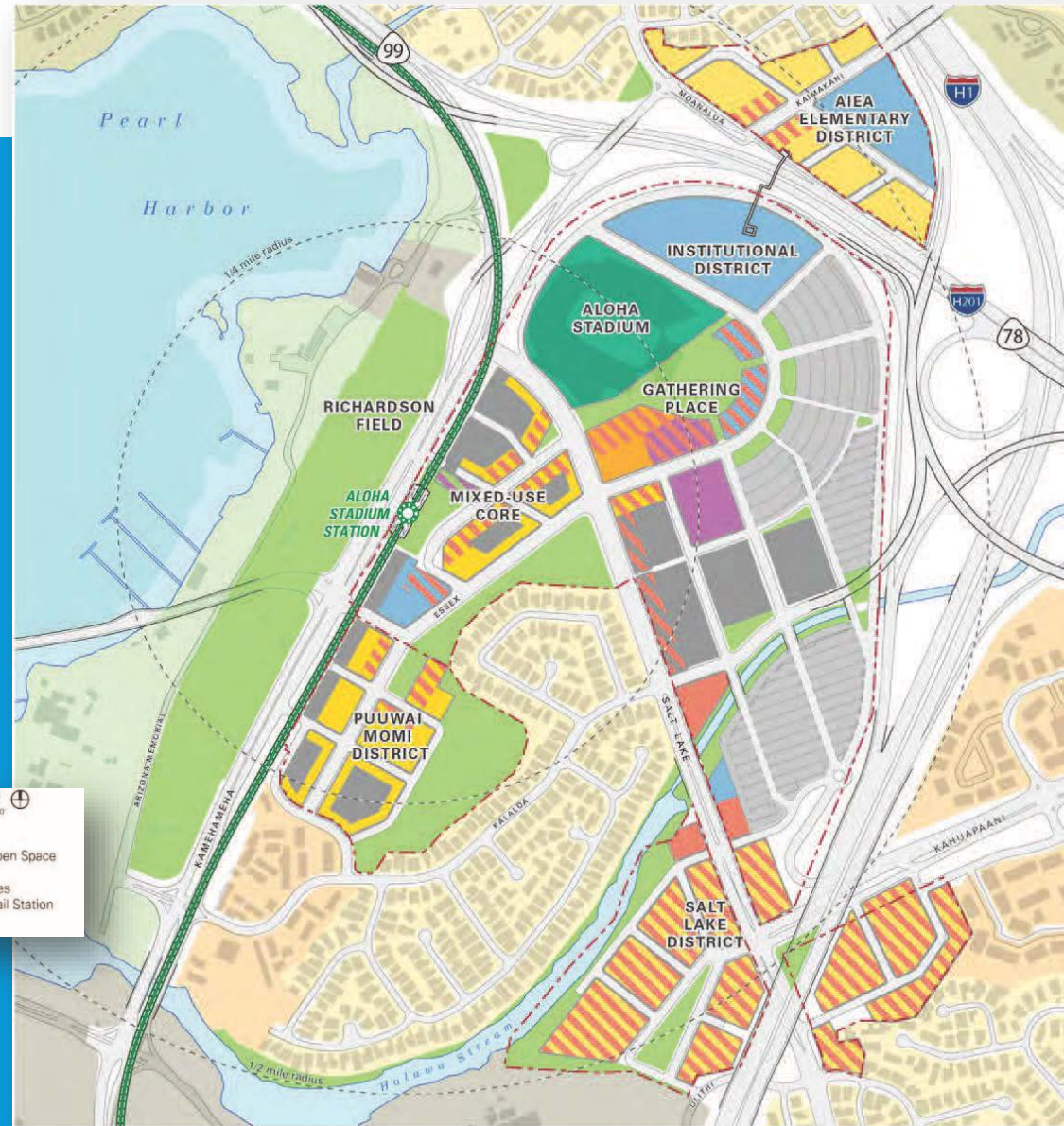
Leeward Community College - Pearl Naval Base



CITY & COUNTY TOD PLAN/VISION

Halawa Area TOD Plan

- Aloha Stadium
- Mixed uses, medium & high density around new stadium

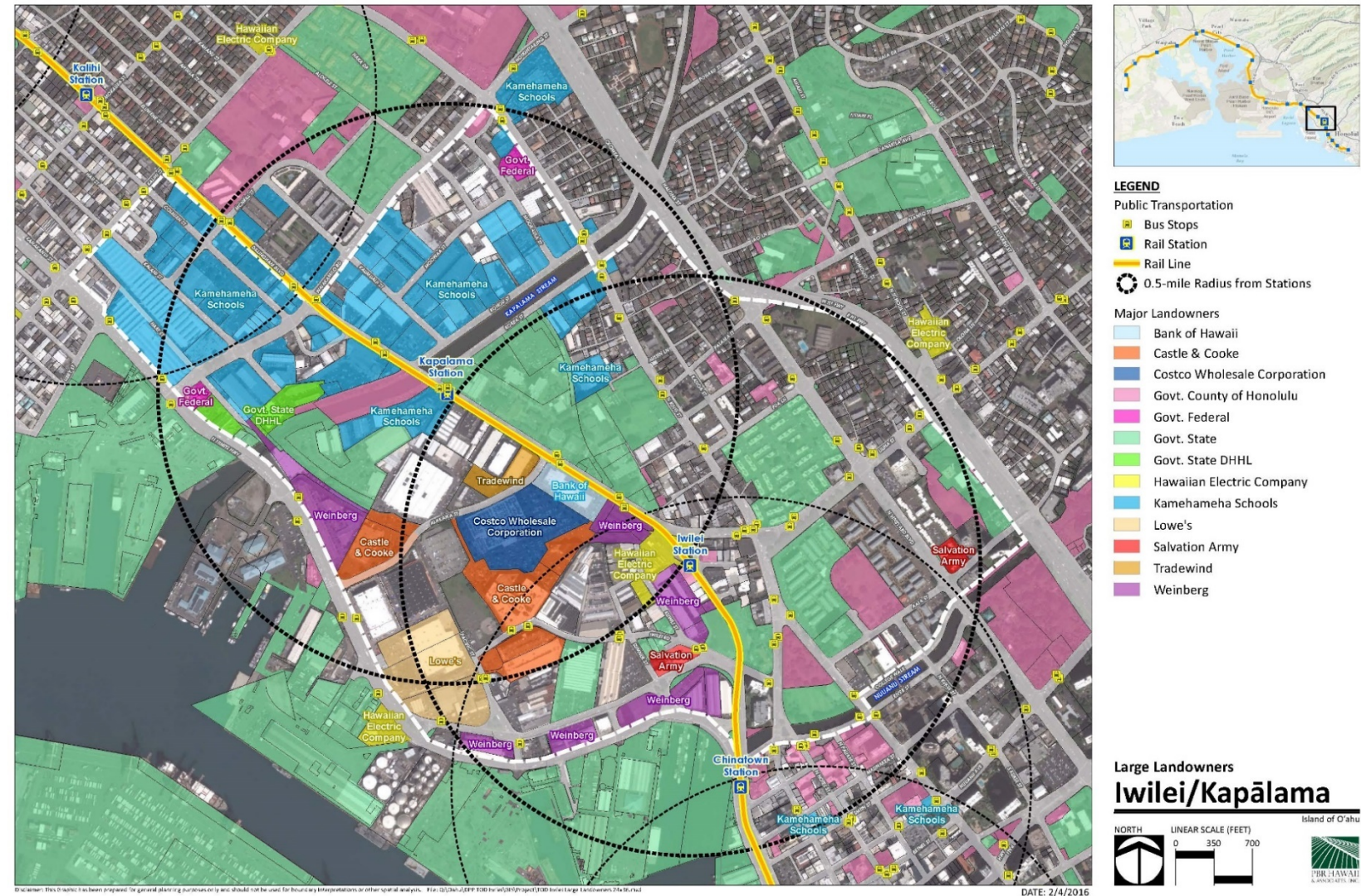


Honolulu Airport - Chinatown

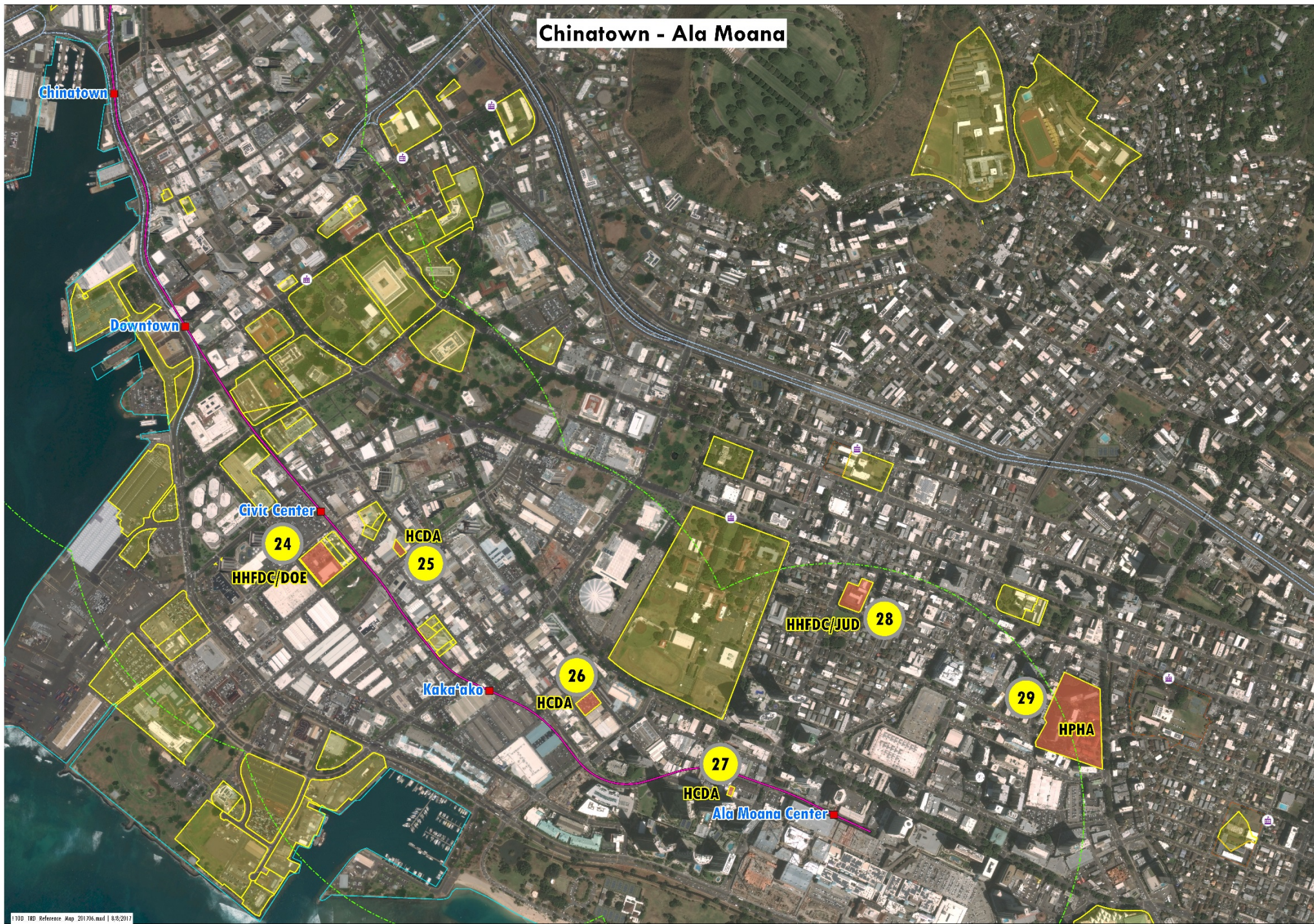


CITY & COUNTY TOD PLAN/VISION

- Iwilei-Kapalama
 - City sees significant potential for TOD:
 - Consolidated landownership
 - Major landowner interests
 - Proximity to downtown



Chinatown - Ala Moana



TOD Investment Timeline

Project / Tool		Schedule					Comments
		PRE-PLAN'G	CIP: PLN	CIP: DESIGN	CIP: CONST	Occup/PAU	
EAST KAPOLEI	Kauluokahai/TOD Increm IIA [DHHL]						
	University Village [UH-WO]						
	UH West Oahu [UH-WO]						
	East Kapolei parcels [DLNR]						
	Hoopili HS [DOE]						
infrastructure constraints / needs							
	Farrington Hwy widening						
	Drainage (Kaloι Gulch/gulches)						
	Wastewater						
	Water						
	School capacity						



Identified infrastructure constraints in priority areas

Kaua'i Transit-Ready Development

Legend

- Roofs (2015 CDR)
- Waterfront (2015 CDR)
- Waterfront Sites (2015 CDR)
- Run Sites (2015 CDR)
- Highway (2015 CDR)
- Special Planning Areas (2015 CDR)
- Maunaloa Road System (2015 CDR, 2015 GP-0212)
- Maunaloa (2015 CDR)
- State of Hawaii - Forestlands (2015 CDR)
- County-Owned Properties (2015 CDR)
- Maunaloa Road System (2015 CDR)
- Maunaloa Road System (2015 CDR)
- State of Hawaii - Housing Program and Development
- State of Hawaii - Housing Program and Development
- Other State-Owned Properties
- Building Shelters (No Model) (2015 CDR)
- Sanitary Sewerage (2015 CDR)


Opportunity Sites


Source: County of Kaua'i



Source: Google Street View

Kauai Community College, Puhi



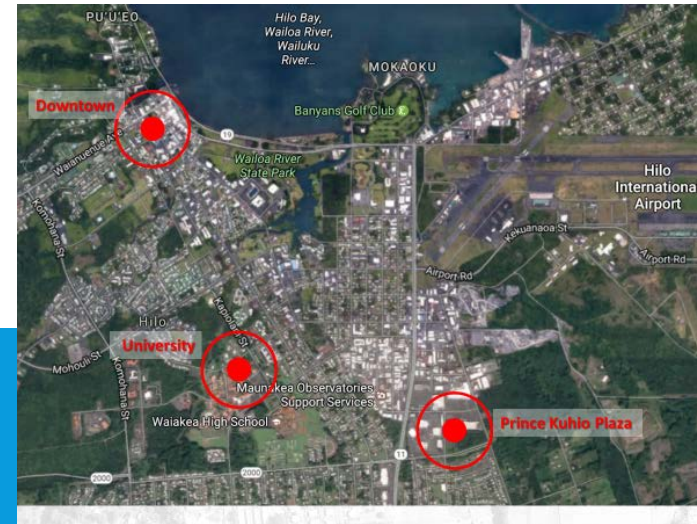
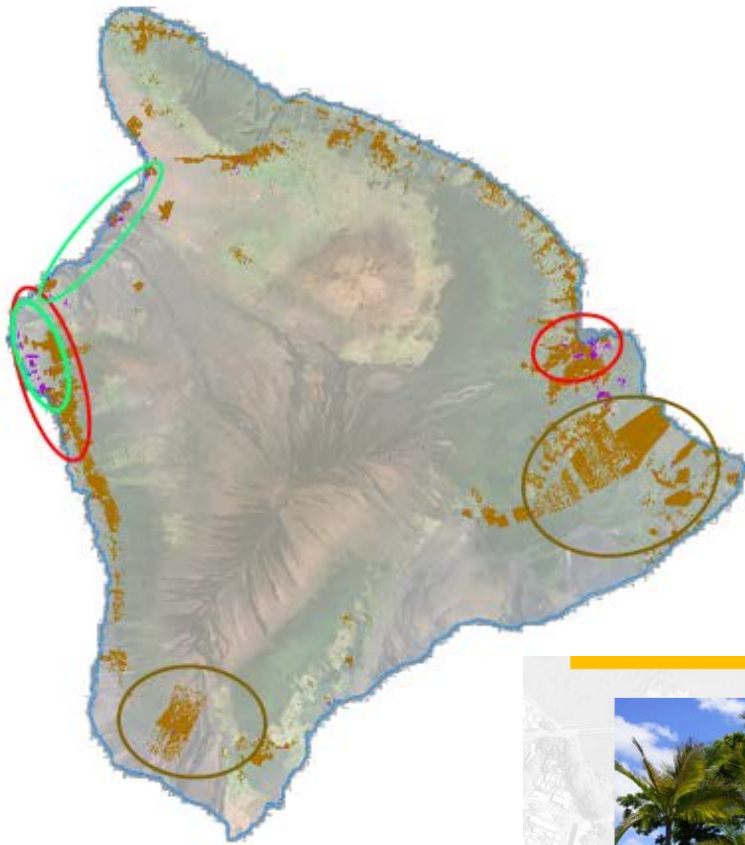


Hawaii Interagency Council for Transit-Oriented Development

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Hawaii Interagency Council for Transit-Oriented Development



Downtown Hilo Multimodal Master Plan

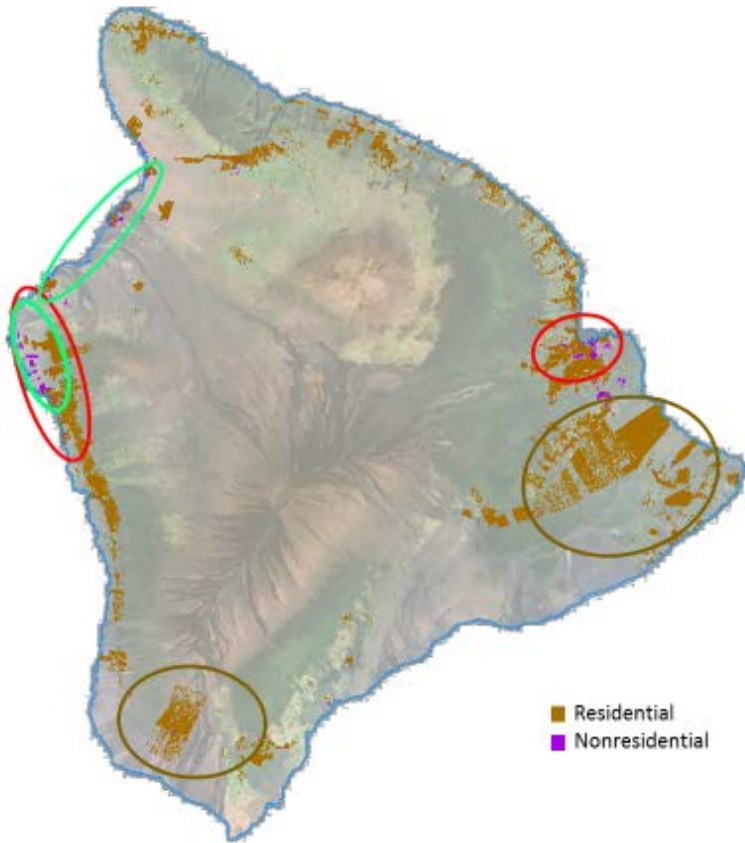
Public Draft - February, 2017



Prince Kuhio Plaza Hub Area



University of Hawaii Hilo



Ane Keohokalole Hwy multimodal trunk line accessing GOAs



Honokohau Village (Regional Center TOD)



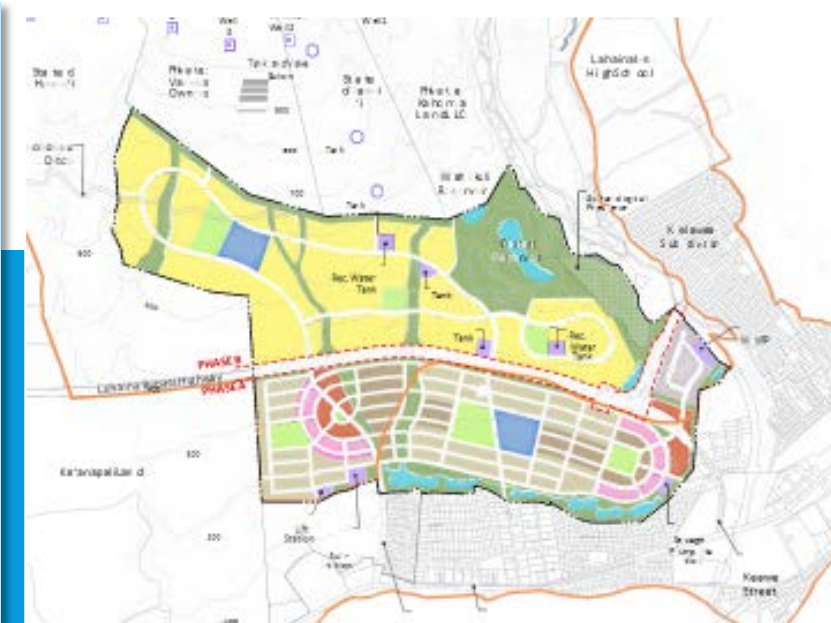
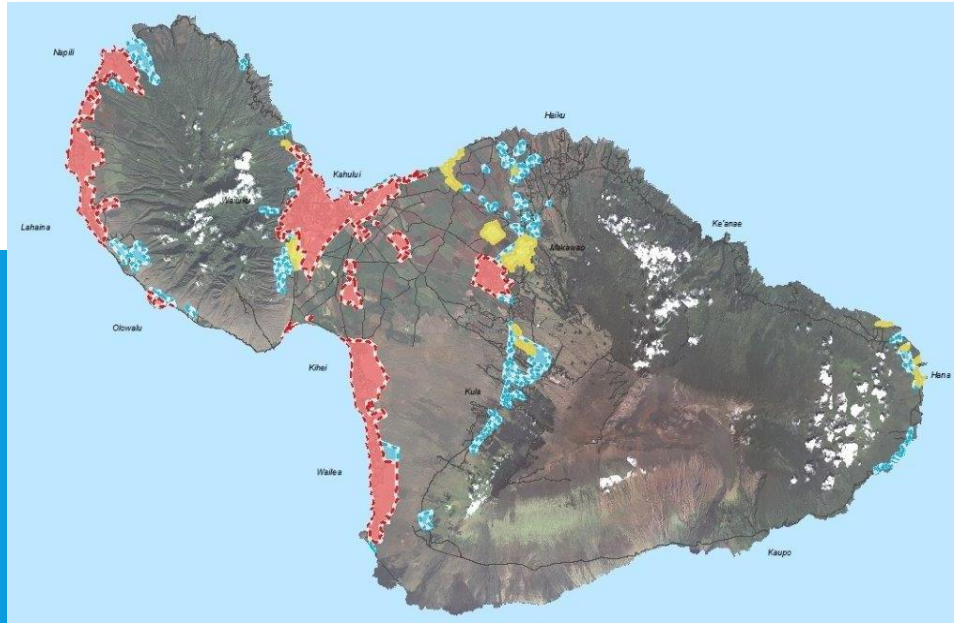
Kailua Village (Regional Center TOD)



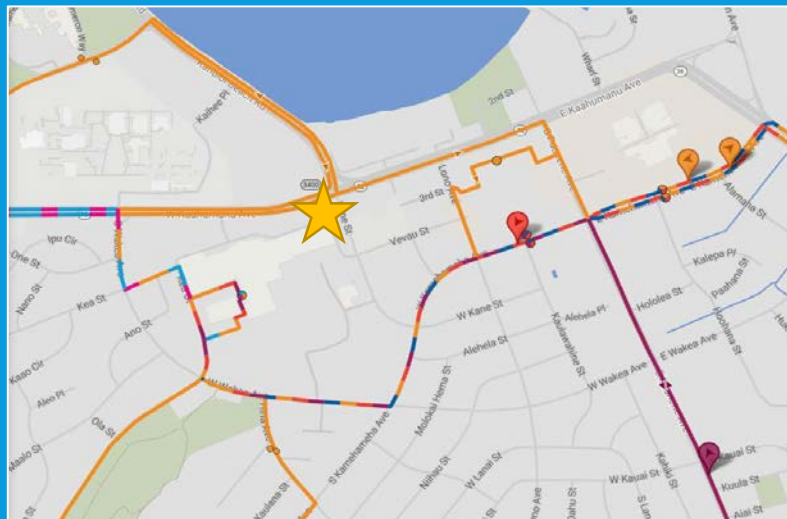
Kamakana Village at Keahuolu (Neighborhood Center TOD)



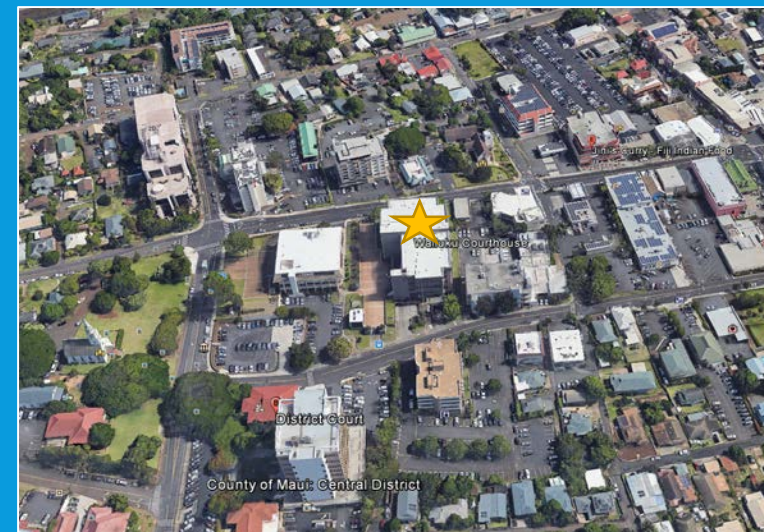
Maui Growth Boundaries

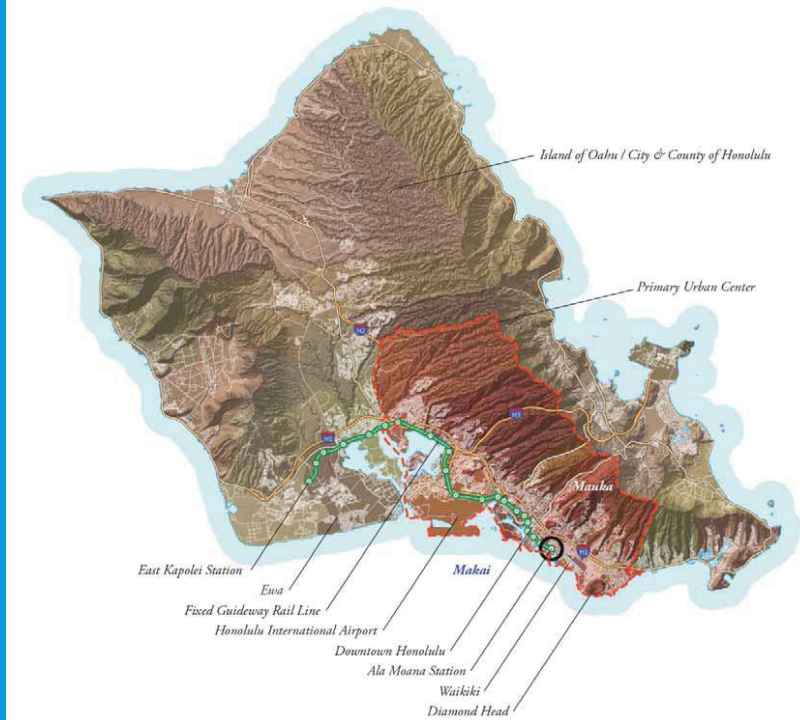


Kane St. - Kahului



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



TOD/TRD Project Fact Sheet

AGENCY TOD/TRD Project Fact Sheet		June 30, 2017	
1	Agency	Aloha Stadium Authority	
2	Transit Station/Bus Stop	Aloha Stadium Station; TOD Halawa District	
3	Project Name	Aloha Stadium	
4	Street Address	99-500 Salt Lake Boulevard, Honolulu, HI 96818	
5	Tax Map Key/s	9-9-003:055 9-9-003:061 9-9-003:070, 9-9-003:071	
6	Land Area (acres)	99 acres	
7	Zoning	R5 (Current) : CCH TOD Looking to revise to BMX or similar	
8	Fee Owner	State DLNR	
9	Lessee/s	N/A	
10	Current Uses	Public recreational facility, including stadium facility and open area events.	
11	Encumbrances (if any)	None: Federal & City Deed Restrictions recently lifted TBD: ceded land identification	
12	Project Description	New 30-35K seat stadium with Ancillary Development which may include Office, Commercial, residential and Hotel Development.	
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Potential sewer and water capacity.	
14	Development Schedule Ctrl + Tab to enter under headings >	Planning 2018-2019	Design 2020 Construction 2021-2022
15	Project Status	MP & EIS Study is scheduled to commence by end of 2018.	
16	Consultant/ Contractor/Developer	Legal: O'Melvaney & Myers Others: TBD	
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning \$10MM (STD) Anc Dev – Self funded	Design \$55MM (STD) Anc Dev – Self funded Construction \$260MM (STD) [AD-self fund] Anc Dev – Self funded
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning P3& State (Std) Anc. Dev-N/A	Design P3& State (Std) Anc. Dev-N/A Construction P3& State (Std) Anc. Dev-N/A
19	Contact Person (Name, Email Address)	Scott Chan, Scott.L.Chan@hawaii.gov	
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage: link to webpage:	Aloha Stadium Conceptual Redevelopment Plan, Dated 23February 2017	

Note: Please email dbedt.op.lud@hawaii.gov of any changes or new information so that project information is current.

IMPLEMENTATION FOR DEVELOPMENT OF STATE LANDS & CIP INVESTMENTS

KEY PRINCIPLES

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.

STRATEGIC PLAN SCHEDULE

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/>