

12/5/16

**Strategic Plan Work Group
Meeting Notes & Report
November 1, 2016**

The Work Group to develop the State TOD Strategic Plan Process met on Tuesday, November 1, 2016 at the OP Conference Room. Work Group members attending included Craig Hirai, Carleton Ching, Chris Kinimaka, David DePonte, Lyle Tabata, Bennett Mark, Betty Lou Larson, Bill Brizee, Harrison Rue, and Kathleen Aoki (Maui County Planning, Plan Implementation Division-via telephone). TOD support staff: Rodney Funakoshi, Ruby Edwards, and Jayna Oshiro.

Pursuant to Act 130, SLH 2016, the TOD Council is responsible for reporting on progress in implementing a State TOD Strategic Plan. The State TOD Strategic Plan must address:

- TOD projects on State lands in each county
- Coordination with counties
- Inventory of State, county, and private development projects lacking infrastructure
- Priorities for TOD projects
- Financing and priorities for public infrastructure
- Promotion of public-private-partnerships

Addressing TOD on the Neighbor Islands

1. Given the suburban and rural densities of the Neighbor Islands, the concept of **Transit-Ready Development**, as offered by Harrison Rue, was presented and favorably received by the Neighbor Island county representatives and the Work Group. Similar to TOD principles, Transit-Ready Development involves urban design to support transit and consider density, mix of uses, walkability and location in relation to transit services. Sites would be “transit-ready” in terms of sufficient density and walkability, with a plan that considers the location and right-of-way for potential transit.
2. Kauai has designated Special Planning Areas (SPA) and is adopting form-based codes and exploring opportunities for implementing smart growth – mixed use higher density developments, complete streets, and infrastructure improvements, starting with the Lihue town core. This work is tied to the County’s multi-modal transportation plan. Wastewater infrastructure is severely lacking, although SPAs are served by public and private wastewater systems. A General Plan update is underway to determine growth areas. The County has most of the elements in place for the Kauai component of the strategic plan.
3. Maui will be conducting an audit of the county zoning code. The next step would be to revise the zoning code, hopefully to include form-based codes. The Maui Island Plan has adopted rural growth boundaries. The Maui Metropolitan Planning Organization (MMPO) has also just been formed to provide transportation planning and funding. While the MMPO could play a role in developing Maui’s component, it will be concentrating on meeting federal organizational requirements in the coming year.

4. Hawaii County’s Kona Community Development Plan has designated TOD areas and form-based codes, but this may need to be revisited since the TOD nodes and developments are spread far apart, hindered by lack of roads and infrastructure, and bus transit needs to be developed. There was discussion of working with the County’s Mass Transit Agency to enhance service centers for their islandwide Hele On bus service.
5. Neighbor Island counties expressed the need and desire for State assistance in Transit Ready Development planning and funding.
6. Honolulu is applying smart growth principles to the rest of the island, in their affordable housing strategy, in villages in suburban centers, and in business centers such as Kaimuki and along Kamehameha Highway near Windward Mall. For now though, the focus is on the rail corridor.

Strategic Plan Process

1. The Work Group supported holding county-level workshops to further define TRD areas and needs, including county planning, public works, and transportation agencies to further define TRD areas and needs.
2. OP is undertaking an inventory of State lands in TOD areas to determine development potential: existing uses and facilities, leases and terms, infrastructure constraints. Agencies will be contacted to help provide available information. A database program for the inventory with potential links to GIS is being designed.
3. Work Group members recommended the Strategic Plan also address affordable housing, tying in as needed to companion efforts such as the Special Action Team for affordable rental housing and the State Housing Plan.
4. The Plan needs to have a vision component that integrates and provides direction for TOD with respect to affordable housing and the social and health components of equitable TOD, such as supporting healthy communities, social services, disaster planning, resiliency, and adapting to sea level rise. Community needs assessments would be helpful (hospitals do community needs assessments).
5. For financing strategies, more education and training on public-private partnerships will be pursued; several members identified potential resources for this. The FBI building in Kapolei was cited as an example of design, build, operate, and maintain. The City is working on infrastructure financing for the Iwilei-Kapalama area. Rue is trying to schedule a webinar on the Federal Transit Administration’s joint development program for the TOD Council.

Proposed Schedule

The proposed schedule for preparation of the Strategic Plan was presented by OP to meet the final plan deliverable to the Legislature by December 2017.

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| 1. State agency consultations | Dec 2016 - Feb 2017 |
| 2. Inventory and mapping | Dec 2016 – Mar 2017 |
| 3. Neighbor Island workshops | Jan – Apr 2017 |
| 4. Develop financing strategies | Feb – Apr 2017 |
| 5. Community meetings | May – Jun 2017 |
| 6. TOD Council prioritization | Jun – Jul 2017 |
| 7. Draft Strategic Plan | Aug 2017 |
| 8. Final Plan | Sep 2017 |