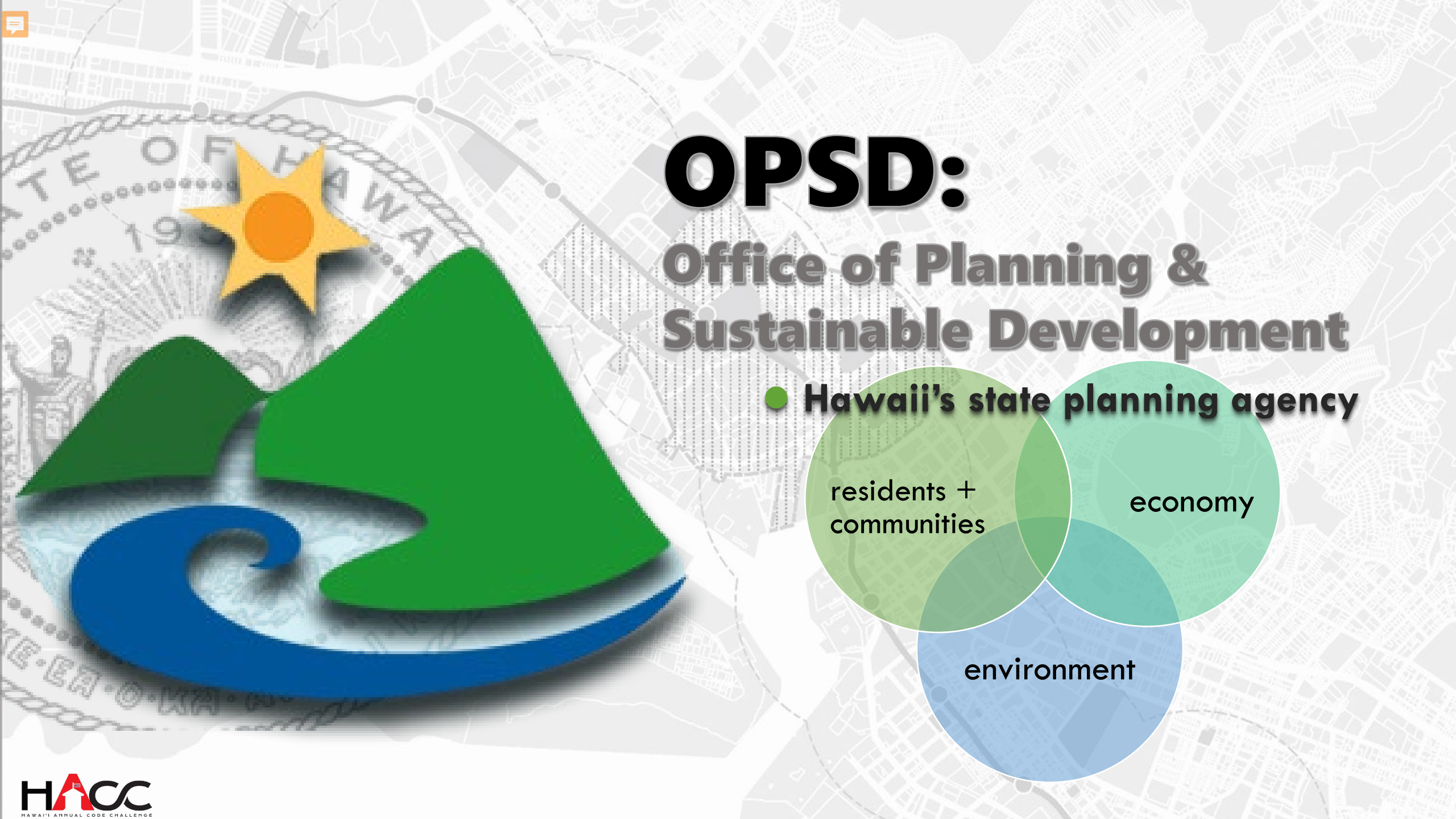




What's **HACC**
HAWAII ANNUAL CODE CHALLENGE

**got to do with
OPSD...or TOD?**



OPSD:

Office of Planning & Sustainable Development

- Hawaii's state planning agency

residents +
communities

economy

environment



TOD:

transit-oriented development.

dense, walkable community with mix of housing, jobs, government services, schools, shopping, parks within a 10-min walk of a rail station or bus transit center

State TOD

O'ahu—housing at stations along rail corridor



Neighbor Islands
housing at bus transit centers/hubs

Hawaii Interagency Council for Transit-Oriented Development

TOD Council Members

CO-CHAIRS

OPSD

HHFDC

STATE

Office of
GOV

DAGS

DOE

DOH

DHHL

DHS

DLNR

DOT

HCDA

HPHA

PSD

STADIUM
AUTHORITY

UH

LEGISLATURE

SENATE

HOUSE

COUNTIES

CITY

HAWAII

KAUAI

MAUI

PARTNER REPS

DEVELOPERS

AFF HOUSING
ADVOCATE

BUSINESS

EX-OFFICIO

US HUD





State of Hawaii

Strategic Plan for Transit-Oriented Development

Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by
Office of Planning

and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017 (Revised August 2018)



State Strategic Plan for TOD

- ▶ Broad **framework** for State & County TOD actions & investments

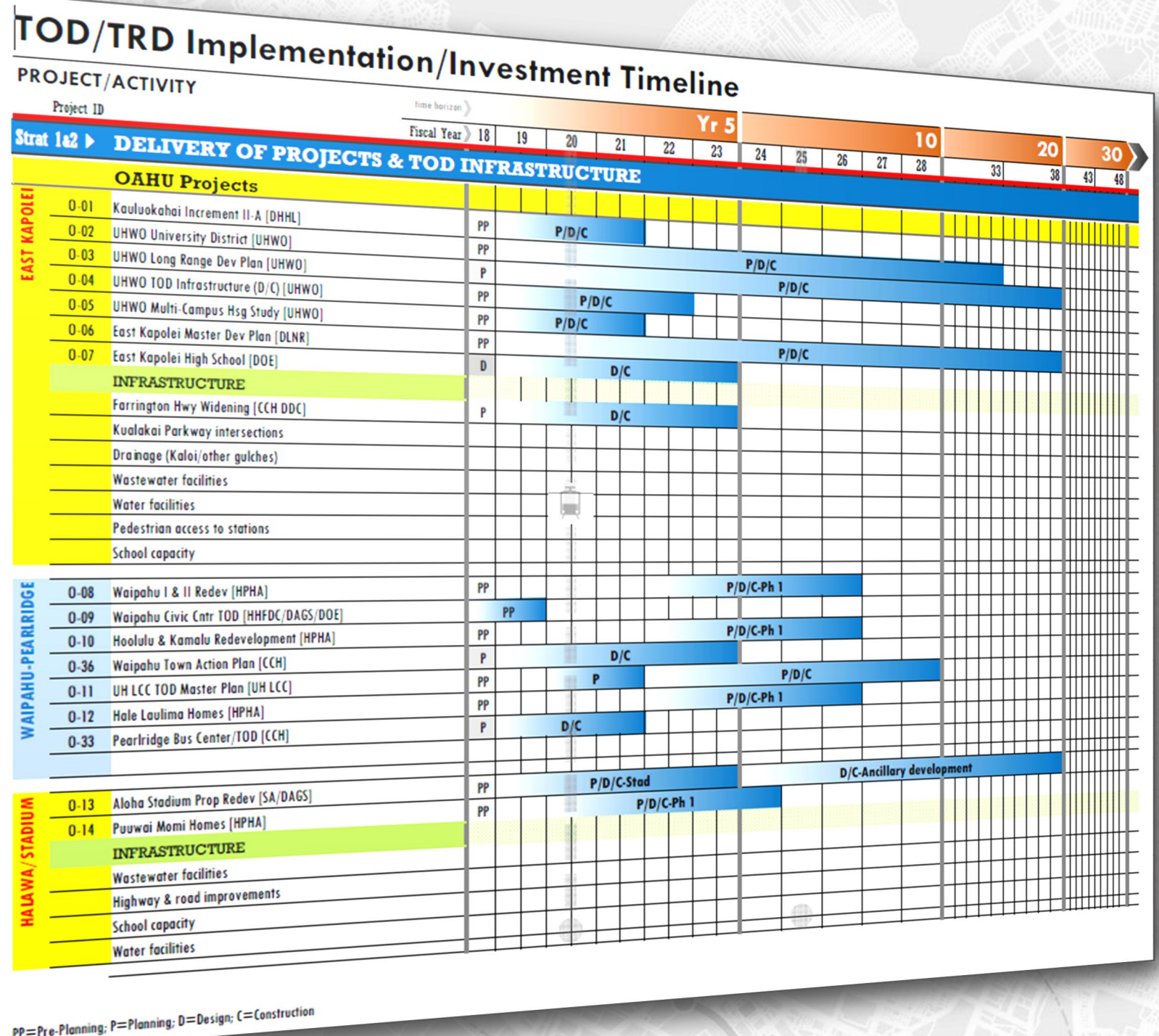
VISION

- State facilities/properties are anchors for investment in affordable housing & livable, complete communities integrated with public transit

TOD Strategic Plan PROJECTS

Strategy at a glance

- 70+ projects
- 30+ year & 5-year
- Project & program milestones/timeframes
- By region/county



achieving statewide TOD requires constant effort

O'ahu—housing at stations along rail corridor



Neighbor Islands

housing at bus transit centers/hubs



project data...collection



agency

project name

location

proj description

cost / funding

links to reports

project status

images / maps

AGENCY TOD Project Fact Sheet

O-13

| | | | |
|----|---|--|--|
| 1 | Agency | Stadium Authority/Department of Accounting and General Services/HCDA | |
| 2 | Transit Station/Bus Stop | Halawa | |
| 3 | Project Name | New Aloha Stadium Entertainment District (Stadium & Site Redevelopment) | |
| 4 | Street Address | 99-500 Salt Lake Boulevard, Honolulu, HI 96818 | |
| 5 | Tax Map Key/s | (1) 9-9-003: 055 (1) 9-9-003: 061 (1) 9-9-003: 070, (1) 9-9-003: 071 | |
| 6 | Land Area (acres) | 98 acres (approx.) | |
| 7 | Zoning | R5 (Current); proposed BMX pursuant to CCH draft Halawa TOD Plan | |
| 8 | Fee Owner | State Department of Land and Natural Resources; pending transfer to Stadium Authority pursuant to Act 286, SLH 2019 | |
| 9 | Lessee/s | N/A | |
| 10 | Current Uses | Public recreation Real estate project civic and open space | |
| 11 | Encumbrances (if any) | None, with exception of property | |
| 12 | Project Description | New 30-35K seat Office, Commercial | |
| 13 | Site Constraints (Infrastructure, arch/hist sites, etc.) | Potential sewer and water capacity | |
| 14 | Development Schedule | Planning | Design Construction |
| | Ctrl + Tab to enter under headings > | 2018-2019 | 2020 Stad 2021-2023; Anc Dev 2021+ |
| 15 | Project Status | Planning - MP completed. EIS to be completed 2022; RFQ/RFP for P3 developers underway. | |
| 16 | Consultant/ Contractor/Developer | Legal: O'Melvaney & Myers Planning: Crawford Architects/WT partnership team | |
| 17 | Project Cost Estimate/s | Planning | Design Construction |
| | Ctrl + Tab to enter under headings > | 10.2MM Anc Dev-Self funded | 60MM (STD) Anc Dev-Self funded 290MM (STD)[AD-self fund] Anc Dev-Self funded |
| 18 | Funding Source/s | Planning | Design Construction |
| | Ctrl + Tab to enter under headings > | P3 & State (Std) Anc Dev-N/A | P3 & State (Std) P3 & State (Std) Anc Dev-N/A |
| 19 | Contact Person (Name, Email Address) | Ryan Andrews, ryan.a.andrews@hawaii.gov Chris Kinimaka, chris.kinimaka@hawaii.gov | |
| 20 | Attachments | Planning for a New Stadium & Site Redevelopment, dated 19 Feb 2019 Aloha Stadium Conceptual Redevelopment Plan, Dated 23 February 2017 | |
| | OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: | New Aloha Stadium Entertainment District (NASED) - A Social-Infrastructure Public-Private Partnership Initiative (hawaii.gov) | |

Project fact sheets:
MS Word

ALOHA
STADIUM
ENTERTAINMENT DISTRICT

- Options provided a range of ancillary development consisting of:
 - Office space: 900-1250K SF
 - Retail: 500-800K SF
 - Hotel: 500-650 rooms
 - Residential: 750-1250 multifamily units
 - Parking: 7500-10K spaces
 - Civic Amenities: 150-250K SF
- The State plans to contribute \$350MM in funding toward stadium costs.

A shortlist of developer teams has been selected for the RFP for the Stadium Project and a shortlist of developer teams has been selected for the RFP for the development of the Real Estate Project on the non-stadium lands. Selection of the P3 partners is anticipated in 2022.

The City has adopted the Halawa Area TOD. The plan documents are available for review at <https://www.honolulu.gov/tod/neighborhoods/halawa.html>. The Stadium property is a major part of this area. Action on subsequent TOD zoning is pending.



project data...storage



agency

project name

location

proj description

cost / funding

project status

links to reports

| Proj ID | Agency | TOD Station or Area | Project | Area (Acres) | Proj Phase | FY21 (\$'000s) | FY22 (\$'000s) | FY23* (\$'000s) | 2022 Project Status |
|---------|----------------------|------------------------|---|--------------|--------------|----------------|----------------|-----------------|--|
| 0-01 | East Nagasaki, UNRWO | East Nagasaki | Evacuation Increment (E.A. Multi-Family Commercial) | 10 | Pre Planning | | \$ 5,122 (per) | | 2022 Legislature appropriated \$5,122M to UNRWO East Nagasaki TOD & Broadband. EFP to go out late 2022. AGs working on land Court issues. Red Stone license expired, working with BOK KW to release. late 2022 to develop a 130-unit, single-family residential project. Contract was awarded, but they are waiting for the certification by DACL. The TOD Project is still on hold. |
| 0-02 | UNRWO | East Nagasaki, UNRWO | UN West Oahu University District | 141 | Planning | | \$ 125 | \$ 10,000 (per) | Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for New Campus lands. Contract with the consultant is being finalized. Awarded FY23 TOD CIP Planning Funds to conduct feasibility study. |
| 0-03 | UNRWO | East Nagasaki, UNRWO | UN West Oahu Long Range Development Plan | 100 | Planning | | | | Coordinating with DOT on Farrington Hwy widening project. UN Long-Range Development Plan (LRDP) should be done in the next six months. The campus and hotel is in the LRDP. |
| 0-04 | UNRWO | East Nagasaki, UNRWO | UN West Oahu TOD Infrastructure | | | | | | |
| 0-05 | UNRWO | UN West Oahu, UIC, HCC | UN West Oahu Multi-Campus Housing (Faculty/Student/Staff) | | | | | | |
| 0-06 | UNRWO | UN West Oahu | East Nagasaki Master Development Plan | | | | | | Initiating |

Project master tables: MS Excel

Project database: MS Access



Geospatial data: Esri ArcGIS



data storage...reports, reports, reports

Hawai'i Interagency Council for Transit-Oriented Development 2021 Annual Report

REPORT TO THE THIRTY-FIRST LEGISLATURE
REGULAR SESSION OF 2022



Prepared pursuant to Hawai'i Revised Statutes § 246-6(b)(9) by
Office of Planning and Sustainable Development
and
Hawai'i Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawai'i

December 2021

Table 1. TOD Projects Underway or Being Initiated in Fiscal Years 2022 and 2023

| Proj. ID | Agency | TOD Station or Area | Project | Area (Acres) | Status |
|----------------------|------------------------|---|-----------------------|--------------|----------|
| 0-01 (HFE) | East Kapolei | Kaunakakai Increment II & Multi-Family/Commercial | 10 | Pre-Planning | |
| 0-02 (HFE) | East Kapolei, DFWO | UH West Oahu University District | 168 | Planning | |
| 0-03 (HFE) | East Kapolei, DFWO | UH West Oahu Long Range Development Plan | 500 | Planning | |
| 0-04 (HFE) | East Kapolei, DFWO | UH West Oahu TOD Infrastructure | | Pre-Planning | |
| 0-05 (HFE) | UH West Oahu, LCC, KCC | UH West Oahu Multi-Campus Housing (Housing/Student Staff) | | Pre-Planning | |
| 0-06 (HFE) | UH West Oahu | East Kapolei Master Development Plan | 175 | Planning | |
| 0-07 (HFE) | Honolulu | East Kapolei High School | 45 | Planning | |
| 0-08 (HFE) | UH West Oahu, Hoopili | Farrington Highway Widening | 45 | Design | |
| 0-09 (HFE/PSD/DA/SG) | Waipahu | Waipahu Transit Center | 1 | Pre-Planning | |
| 0-10 (HFE) | Waipahu Transit Center | Waipahu Civic Center TOD Project | 10 | Pre-Planning | |
| 0-11 (HFE) | Honolulu and Kaneohe | Honolulu and Kaneohe Redevelopment | 3.78 | Pre-Planning | |
| 0-12 (HFE) | Leeward Comm College | UH Leeward Community College TOD Master Plan | 50 | Pre-Planning | |
| 0-13 (HFE) | Haleiwa | Haleiwa Homes | 4 | Pre-Planning | |
| 0-14 (HFE) | Haleiwa | Aloha Stadium Redevelopment / Ancillary Development (NASED) | 99 | Planning | |
| 0-15 (HFE) | Haleiwa | Puuwaia Momi Homes/Conceptual Master Plan | 12 | Planning | |
| 0-16 (HFE) | Haleiwa | Middle St., Middle St., Middle St. | 14 | Pre-Planning | |
| 0-17 (HFE) | Haleiwa | Haleiwa Community Correctional Center (OCCC) Site Redevelopment | 16 | Pre-Planning | |
| 0-18 (HFE) | Haleiwa | Kamehameha Homes | 16 | Pre-Planning | |
| 0-19 (HFE) | Haleiwa | Kamehameha Homes | 7 | Pre-Planning | |
| 0-20 (HFE) | Haleiwa | Kapolei Project Conceptual Plan | 5 | Pre-Planning | |
| 0-21 (HFE) | Haleiwa | UH Honolulu Community College TOD Study | 33 | Pre-Planning | |
| 0-22 (HFE) | Haleiwa | School Street Administrative Office Redevelopment | 12 | Plan/Design | |
| 0-23 (HFE) | Haleiwa | Statewide Infrastructure Master Plan | 24 | Planning | |
| 0-24 (HFE) | Haleiwa | Meyer Wright Homes Redevelopment | 15 | Planning | |
| 0-25 (HFE/DA/SG) | Haleiwa | Liliha Civic Center Mixed-Use Project | 4 | Planning | |
| 0-26 (HFE) | Haleiwa | Haleiwa Homes | 2 | Pre-Planning | |
| 0-27 (HFE) | Haleiwa | 490 Haleiwa | 2 | Planning | |
| 0-28 (HFE/PSD/DA/SG) | Haleiwa | Puuhoua Elementary School | 2 | Planning | |
| 0-29 (HFE) | Haleiwa, Civic Center | Roberts Ride | 0.24 | Completed | |
| 0-30 (HFE) | Haleiwa | Old Kala Airport Lanes | 0.03 | Completed | |
| 0-31 (HFE) | Ala Moana | Ala Moana Affordable Housing | 0.02 | Completed | |
| 0-32 (HFE/PSD/DA/SG) | Ala Moana | Ala Moana Affordable Rental Housing/Service Center | 1.5 | Construction | |
| 0-33 (HFE) | Ala Moana | Wahala All-Purpose Road | 8 | Pre-Planning | |
| 0-34 (HFE) | Haleiwa, Kapolei | Waipahu Infrastructure Master Plan | 50 | Planning | |
| 0-35 (HFE) | Haleiwa | Kapolei Civic Center TOD Project | 3 | Plan/Design | |
| 0-36 (HFE) | Haleiwa | Kapolei Civic Center/Conceptual Master Plan | 19 | Design | |
| 0-37 (HFE) | Haleiwa | Chinatown Station | Chinatown Active Plan | 16 | Design |
| 0-38 (HFE) | Haleiwa | Waipahu Transit Center | Waipahu Civic Center | 10 | Planning |
| 0-39 (HFE) | Haleiwa | Haleiwa Civic Center | Haleiwa Civic Center | 10 | Planning |

Hawai'i Interagency Council for Transit-Oriented Development | Annual Report, January-December 2021

7

| City & County of | Project/Station/Agency | Area (Acres) | Status | Cost (\$) | Notes |
|------------------|--------------------------------------|--------------|----------|------------|---|
| Dahu | East Kapolei Master Development Plan | 175 | Planning | \$ 300 | Contract awarded for pre-ESDP; update of market's Planning grant for preparatory work to start in early 2022. |
| Dahu | East Kapolei High School | 45 | Planning | | Undertaking environmental road access will depend on current design is 4 lanes, turn lane, this provides no avoids relocation of utilities. |
| Dahu, Hoopili | Farrington Highway Widening | 45 | Design | \$ 100,000 | \$ 25,000 |

| | | | | | |
|-------------------|----------------------|--|------|--------------|------------------------------|
| 0-09 (HFE/DA/SG) | Waipahu Transit | Waipahu Civic Center TOD Project | 10 | Pre-Planning | No change in status. |
| 0-10 (HFE) | Waipahu Transit | Honolulu and Kaneohe Redevelopment | 3.78 | Pre-Planning | No change in status. |
| 0-11 (HFE/LCC) | Leeward Comm | UH Leeward Community College TOD Master | 50 | Pre-Planning | No update. |
| 0-12 (HFE) | Pearl Highlands | Haleiwa Homes | 4 | Pre-Planning | No change in status. |
| 0-13 (SA, DA/SG) | Haleiwa | Aloha Stadium Redevelopment / Ancillary Development (NASED) | 99 | Planning | \$ 170,000 |
| 0-14 (HFE) | Haleiwa | Puuwaia Momi Homes/Conceptual Master Plan | 12 | Planning | \$ 400 |
| 0-15 (HFE) | Lagoon Drive, Middle | Moanalua Kai Conceptual Plan | 14 | Pre-Planning | Feasibility report complete. |
| 0-16 (PSD, DA/SG) | Middle St., Kalihi | Oahu Community Correctional Center (OCCC) Site Redevelopment | 16 | Pre-Planning | \$ 15,000 |
| 0-17 (HFE) | Kalihi | Kamehameha Homes | 16 | Pre-Planning | No change in status. |
| 0-18 (HFE) | Kalihi | Kamehameha Homes | 7 | Pre-Planning | No change in status. |

21 Project Status

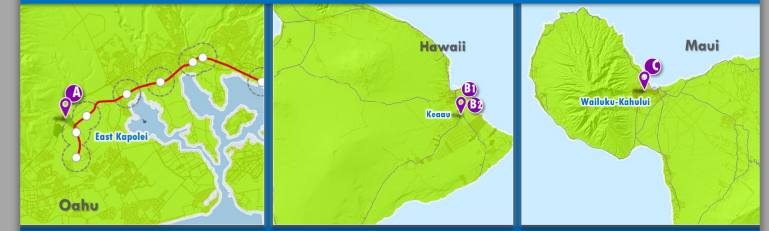
Preparing RFP for project; anticipated \$5.132M to start; coordinating with DOT on funding grant for Urban Transit; start work to start a preliminary design with DOT on update.

(as of 12/2021)

Housing Table Handout

Transit-Oriented Development CIP Funding Requests Fiscal Year 2020

Recommended for funding by the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council)



A. DLNR 101-Prj LNR906-ENVTL STUDIES VARIOUS PROJECTS, STATEWIDE: [East Kapolei Master Plan EIS] > \$1M
DLNR Request, East Kapolei Lands TOD: \$1,000,000 in Lump Sum CIP for preparation of an Environmental Impact Statement for the East Kapolei Lands Master Development Plan. DLNR is currently preparing a master plan for approximately 175 acres of prime State lands and surrounding the Keolu area for transit stations for UH West Oahu. East Kapolei is a priority TOD area for the State. Revenues generated will help the DLNR to fund its conservation programs. The master plan is expected to be completed in late 2019, after which an EA/EIS will need to be prepared for subsequent development of these prime parcels. Funds to be allocated from Lump Sum CIP as needed.

B. COUNTY OF HAWAII-KEAAU VILLAGE PROJECTS, KEAAU, PUNA (See projects below)
Two projects identified in the *State TOD Strategic Plan* are being pursued to support the County's disaster recovery efforts in the wake of the destructive 2018 Kilauea Volcano lava flows. The projects are consistent with the County's *Puna Community Development Plan*, and are needed to create residential and mixed-use opportunities in Keauau Village Center to enable it to become a public transit hub and commercial and residential center for outlying communities in the Puna District.

B.1. KEAAU VILLAGE TRANSIT HUB > \$200,000
County of Hawaii Request: \$200,000 in planning funds for the preparation of plans for a public transit hub in Keauau, a large commercial area at the crossroads of upper and lower Puna. The project is facilitated by a willing major landowner and is consistent with the County *Puna Community Development Plan* and the County's transit plan.

B.2. KEAAU VILLAGE WASTEWATER SYSTEM > \$500,000
County of Hawaii Request: \$500,000 in planning funds to study and prepare plans for the construction of a wastewater system for Keauau Village to catalyze the development of affordable housing in a mixed-use village center supported by urban infrastructure and public transit. The project is facilitated by a willing landowner and is consistent with the *Puna Community Development Plan*.

C. COUNTY OF MAUI-WAILUKU-KAHULUI TRANSIT CORRIDOR MASTER PLAN, KAHULUI > \$500,000
County of Maui Request, Wailuku-Kahului Transit Corridor: \$500,000 in planning funds to prepare a master plan for public facility and multi-modal transportation improvements for the transit corridor connecting Wailuku and Kahului, and related civic improvements and affordable housing to increase livability of the Wailuku and Kahului town centers. Capitalizes on the construction of the new Central Maui Transit Hub that will be the transit focal point for the Kahului end of the corridor, as well as redevelopment initiatives in Wailuku Town.

More information on these TOD projects can be found in the *State TOD Strategic Plan* posted at <http://planning.hawaii.gov/land-state/nd/>

our challenge...

even with provided forms,
agency staff provides data in
format convenient to them:
verbal reports, Word, email, PDF

data might come from more than
one agency or more than one
agency staffer

project and funding data may
change throughout the year

PROJECT DATA

TOD staff has to verify data
received

+

staff manually inputting &
copying data across
applications

+

changing formatting of master
tables to produce different
reports

=

opportunity for error

time wasted w/data checking

feels like a game of Twister...



...without the fun!

The background of the slide is a light gray map of a city, likely Honolulu, showing a dense grid of streets and some larger open areas. The map is visible in the top and bottom sections of the slide, separated by a central gray band.A small orange square icon with a white speech bubble inside, located in the top left corner.

our.FIRST challenge...

our data

Is it accurate?

Is it current?

the opportunity...the challenge

development of web-based collection
or reporting form for agencies to input
project data that can be downloaded
into OPSD TOD database

user-friendly, easy to use

one click retrieval & download into db

standardized data entry

staff can add fields

the challenge...the limitations

use applications and tools
available through State
enterprise licenses

Office
365

ArcGIS

Adobe
Acrobat

Word
Press

low or no cost solutions

can be used by staff with
minimal training or expertise

YOU

**CAN SAVE OPSD TOD FROM
TWISTER MADNESS!!**

