

Transit-Oriented Development on Hawai'i, Maui & Kaua'i

Why is it needed?

RECEIVED AT MT MEETING ON 1/28/19
Pam Eaton

The Counties are faced with significant and persistent challenges in accommodating future growth:

- Limited developable land supply
- High development costs
- Constrained and aging infrastructure systems
- Critical shortage of affordable housing

It is expected that over **\$15 BILLION** will be needed over the next 20 years to address urgent needs in transportation, water, wastewater, and public facilities.

The Counties also suffer from a critical shortage of affordable housing:

More than **one-third** of households pay **more than 30%** of their income for housing...



...and of **those households**, **half** spend **more than 50%** of their income for housing.



These problems are particularly acute on the neighbor islands, where job and housing opportunities are limited. In addition, distances between job centers and residential communities tend to separate by great distances, leading to long commute times.

Opportunities/Benefits for Neighbor Island TOD

- Reduces transportation costs for residents, especially those with lower incomes and those who depend on public transportation
- Reduces dependence on automobiles
- Increases the efficient use of existing roads and highways
- Encourages compact development by concentrating higher density housing around transit centers and routes
- Promotes the development of walkable communities where residents can live, work, and recreate



Transit-Oriented Development

is a type of community development that includes a mix of land uses such as housing, office, retail, and/or other amenities integrated into a walkable, moderate- to high-density neighborhood, and located within a one-half mile radius of public transportation nodes.

What does TOD look like?

- » Mix of moderate- and high-density affordable housing
- » Compact, walkable neighborhoods
- » Public open space, parks & art
- » Variety of transportation choices



Neighbor Island Transit-Oriented Development

AN INFORMATIONAL BRIEFING DELIVERED TO THE HAWAII
LEGISLATURE AND PUBLIC

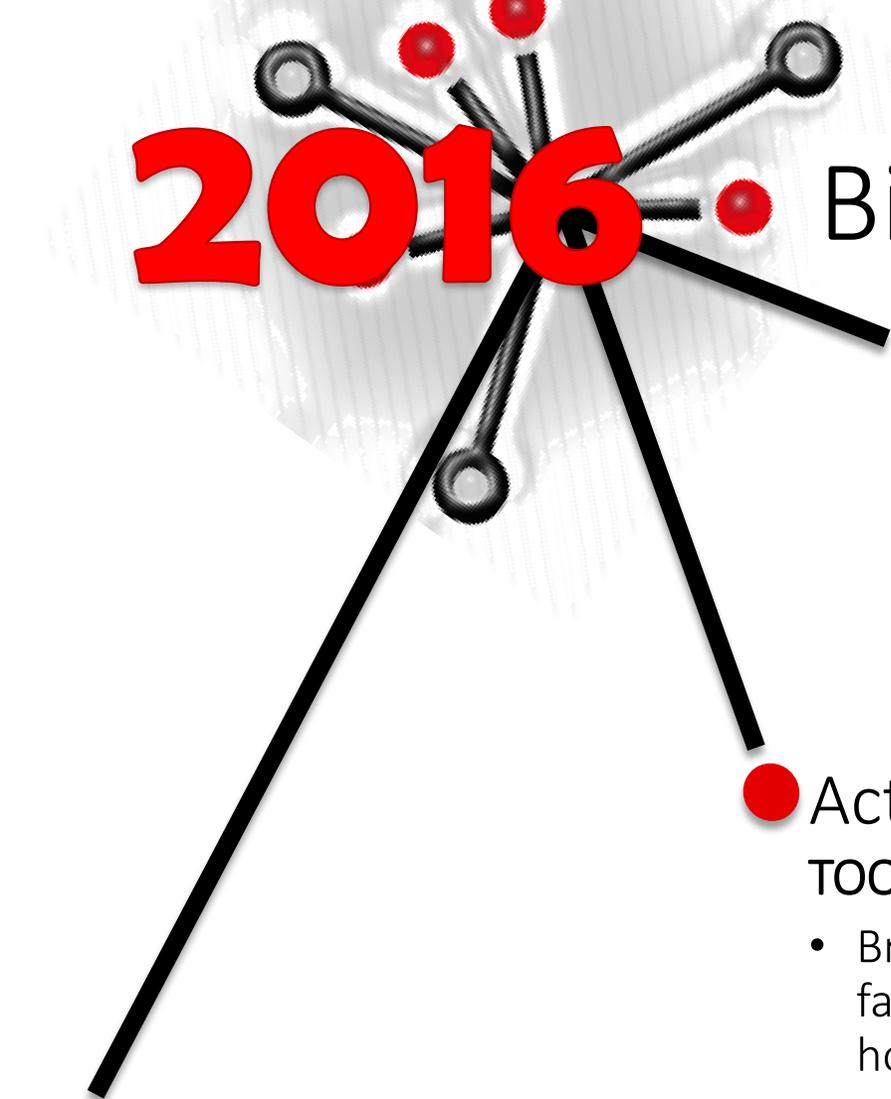
JANUARY 15, 2019

Statewide Transit-Oriented Development

- Hawaii Interagency Council for Transit-Oriented Development
- State Strategic Plan for Transit-Oriented Development

RODNEY FUNAKOSHI

STATE OFFICE OF PLANNING



2016

Big Bang for Statewide TOD

● Act 130 | SB 3077, SD1 HD1 CD1

FORUM/MEANS TO COORDINATE & COLLABORATE:

- Established **Hawaii Interagency Council for TOD** to coordinate TOD planning, mixed-use, affordable & rental housing on State lands in each county—**expanding support to Neighbor Islands**
- OP as lead State agency to advance smart growth & TOD

● Act 131 | HB 2293, HD1 SD1

TOOL/MEANS TO IMPLEMENT TOD HOUSING:

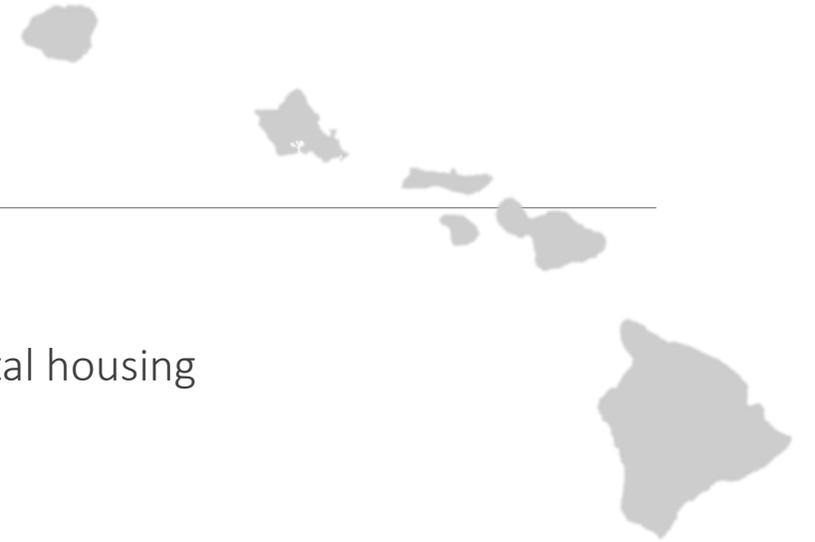
- Broadened **HHFDC's** ability to do mixed-use development with housing; facilitates interagency partnerships with State & county agencies for housing & mixed-use development

● Act 132 | HB 2305, HD1 SD1 CD1

TOOL TO FINANCE/IMPLEMENT TOD INFRASTRUCTURE:

- Authorizes **Regional State Infrastructure Improvement Subaccounts** in **HHFDC Dwelling Unit Revolving Fund** for loans & grants for regional State infrastructure improvements in planned growth areas

Hawaii Interagency Council for Transit-Oriented Development

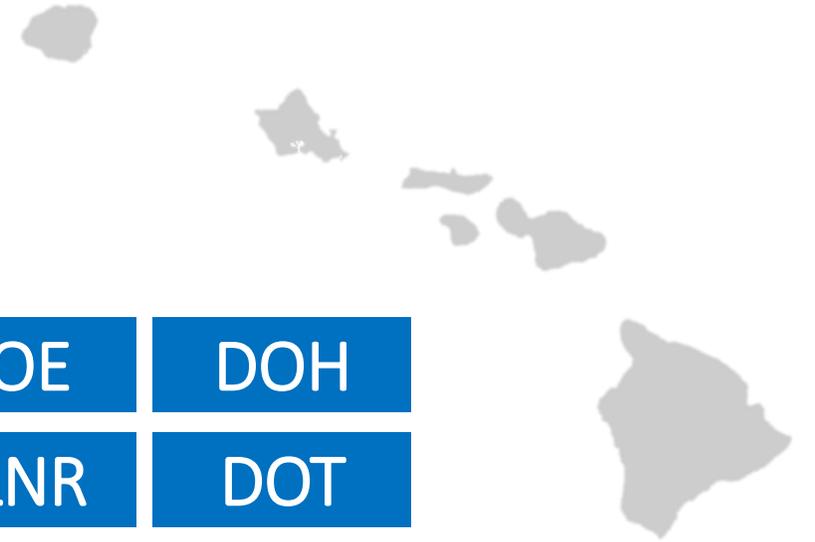


- **Primary responsibilities:**

- ▶ Strategic Plan for TOD statewide, including mixed-use, affordable & rental housing
- ▶ Facilitate funding for TOD
- ▶ Monitor TOD implementation
- ▶ Recommend needed policy & statutory changes
- ▶ Review CIP requests for TOD on State lands

- **On Neighbor Islands**, promote Smart Growth & TOD principles in provision of State facilities & services to encourage quality growth & vibrant mixed-use neighborhoods

Hawaii Interagency Council for Transit-Oriented Development



TOD Council Members

CO-CHAIRS	OP	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 Transit-Oriented Development

Near- & long-term framework for
specific actions & investments
to support State & county TOD
statewide

PLAN CONTENT

1. Vision for TOD & State Investments
2. TOD Implementation/Investment Strategy
3. TOD Opportunities in Each County
4. TOD/Investment Tools Needed
5. Near-term TOD Implementation & Investments
6. TOD Project Fact Sheets: Oahu, Neighbor Islands

TOD Strategic Plan: VISION for State Investments in Livable Communities

Use of State facilities & properties to anchor & catalyze other public & private investments in livable, complete communities integrated with public transit

compact, dense, opportunity-rich

walkable, pedestrian- & bike-friendly

affordable housing

mixed-use development

multi-modal transportation options

proximity/access to jobs, services & necessities of daily life



TOD Strategic Plan: Implementing Neighbor Island TOD

TOD Council

Critical forum for support for TOD efforts on Neighbor Islands

Permitted Interaction Groups (PIGs)—the workhorse/s

Formed to: Coordinate State/county work on Neighbor Island TOD projects
Advocate for resources, technical assistance to advance Neighbor Island TOD

PIGs: Neighbor Islands, East & West Hawaii, Kauai, Maui

Plan Recommendations/PIG Work Plan Tasks

Additional resources for TOD Council to support Neighbor Island PIGs work

- Project identification, infrastructure need assessment, project coordination
- Technical assistance & training to enhance NI TOD planning & implementation

What is Transit Oriented Development on Neighbor Islands?

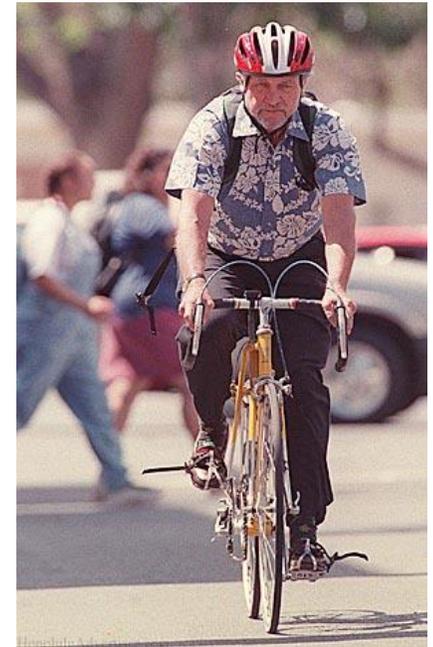
Lauren Armstrong, Maui Metropolitan Planning Organization

What is TOD?

Community development that includes a mix of land uses:

- Housing – workforce, affordable rentals
- Office - services, banks, medical/health
- Retail - shopping malls, grocery, restaurants
- Quasi-public (schools and universities, libraries, government offices)

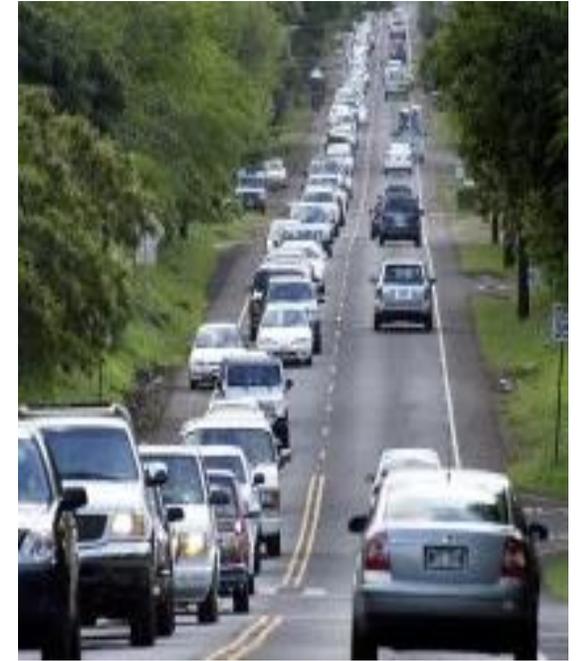
Integrated into a walkable, moderate-high density neighborhood, located ½ mile within public transit service.



Why TOD?

Significant Challenges:

- Shortage of available affordable housing
- Aging, broken infrastructure systems
- Cost of development
- Traffic, congestion, costs of transportation
- Quality of life
- Neighborhood character
- Development sprawl



Successful TOD for Neighbor Islands

- Connection of important destinations
- Access to public transit, hubs
- Use of existing infrastructure systems
- Availability of mixed land uses
- Housing density
- Jobs in close proximity
- Safe walkable, bikeable routes
- Attractive design – parks, public art, gathering place
- Affordable housing and transit
- Low impact design, improve stormwater management and account for impacts of climate change



Neighbor Island TOD Benefits

- Invest in Bus Transit Oriented Development (BTOD)
- Lowers cost of government and infrastructure
- Most expensive form of housing for local governments is single family suburban subdivision
- Leveraging for economic growth
- Healthy alternatives in the built environment



Maui Transit Oriented Development

PAM EATON, DIVISION CHIEF, DEPARTMENT OF PLANNING, LONG RANGE DIVISION

MARC TAKAMORI, ACTING DIRECTOR, DEPARTMENT OF TRANSPORTATION

DAVE YAMASHITA, SENIOR PLANNER, DEPARTMENT OF PARKS & RECREATION

NOLLY YAGIN, ENGINEERING DIVISION CHIEF, DEPARTMENT OF PUBLIC WORKS

BUDDY ALMEIDA, HOUSING ADMINISTRATOR, DEPT OF HOUSING AND HUMAN CONCERNS

LAUREN ARMSTRONG, EXECUTIVE DIRECTOR, MAUI MPO

ERIN WADE, MAUI REDEVELOPMENT PROGRAM

Relocation of the Maui Transit Hub



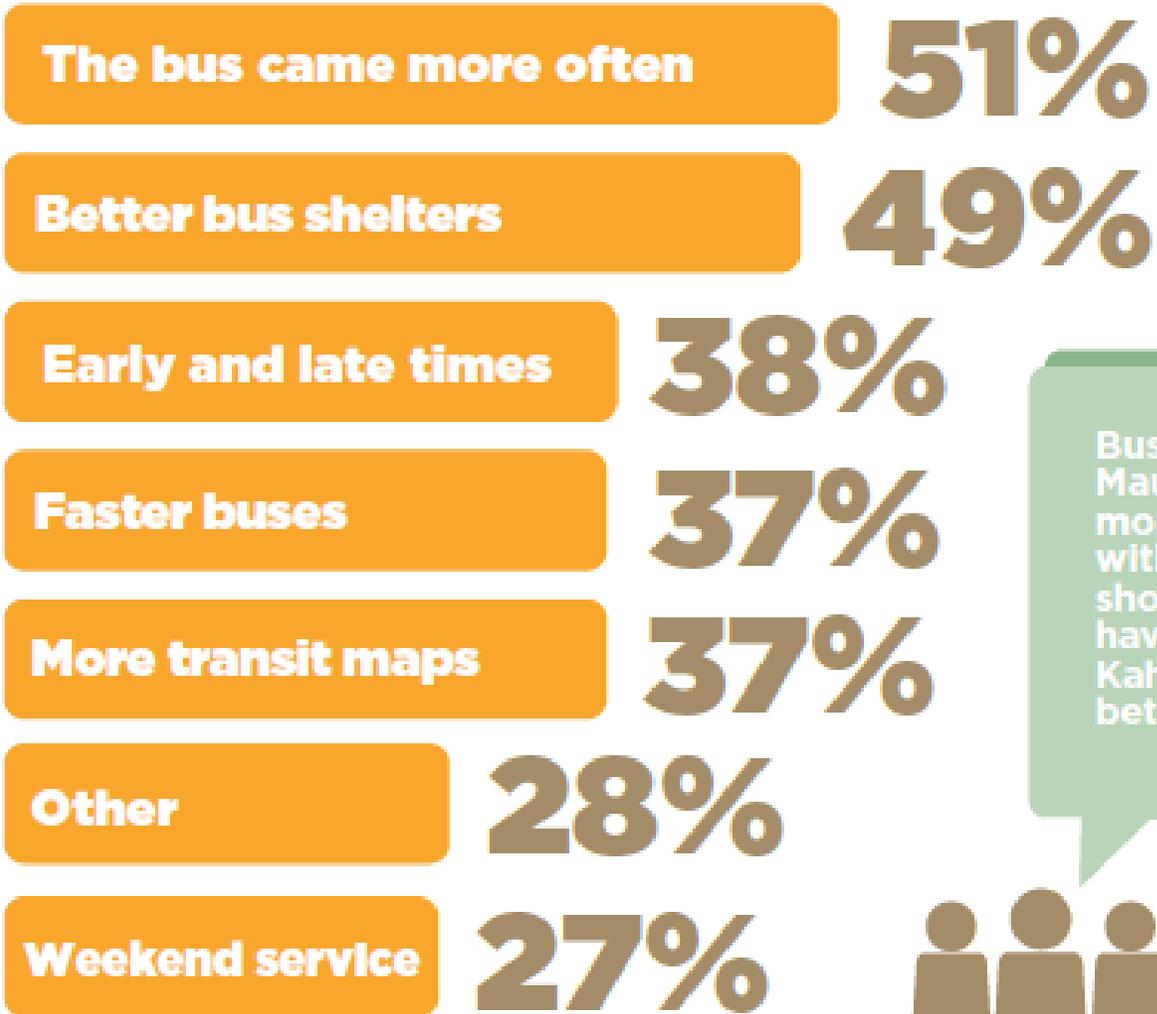
Transit Hub Timeline

- ▶ The County of Maui committed \$650K for planning & design in FY19 budget.
- ▶ MDOT awarded the planning & design contract to Fukumoto Engineering with a NTP date of September 24, 2018.
- ▶ The State of Hawaii committed \$2.5 million for construction in FY19/20 budget.
- ▶ MOU between HHFDC and DAGS with the COM for use of the property.

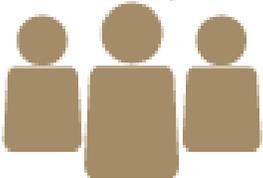
Riding the bus on Maui would be better if...



without a rental car.



Bus routes on Maui need to be more integrated with each other. I shouldn't always have to go to Kahului to switch between routes.





Kane Street & Vevau Street



Complete Streets

County of Maui Street
Design Manual

Updated Community
Plan Land Use
Designations



Develop Kane St. and Vevau St. as a Complete Streets

Activate the area around the Transit Center with uses that generate pedestrian activity.

Kane St.
Catholic Charities Senior Housing

HHFDC Affordable Housing

Transit Center

Create a network of pedestrian corridors to link the Transit Center with other destinations.

Koahumanu Ave.

Vevau St.

YAMA HITA INN



Kahului 2070

CREATING A 21ST CENTURY COMMUNITY IN THE CENTER OF MAUI



reWAILUKU

REMEMBER * REIMAGINE * RENEW



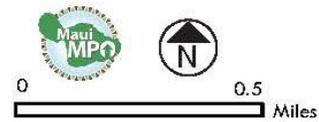
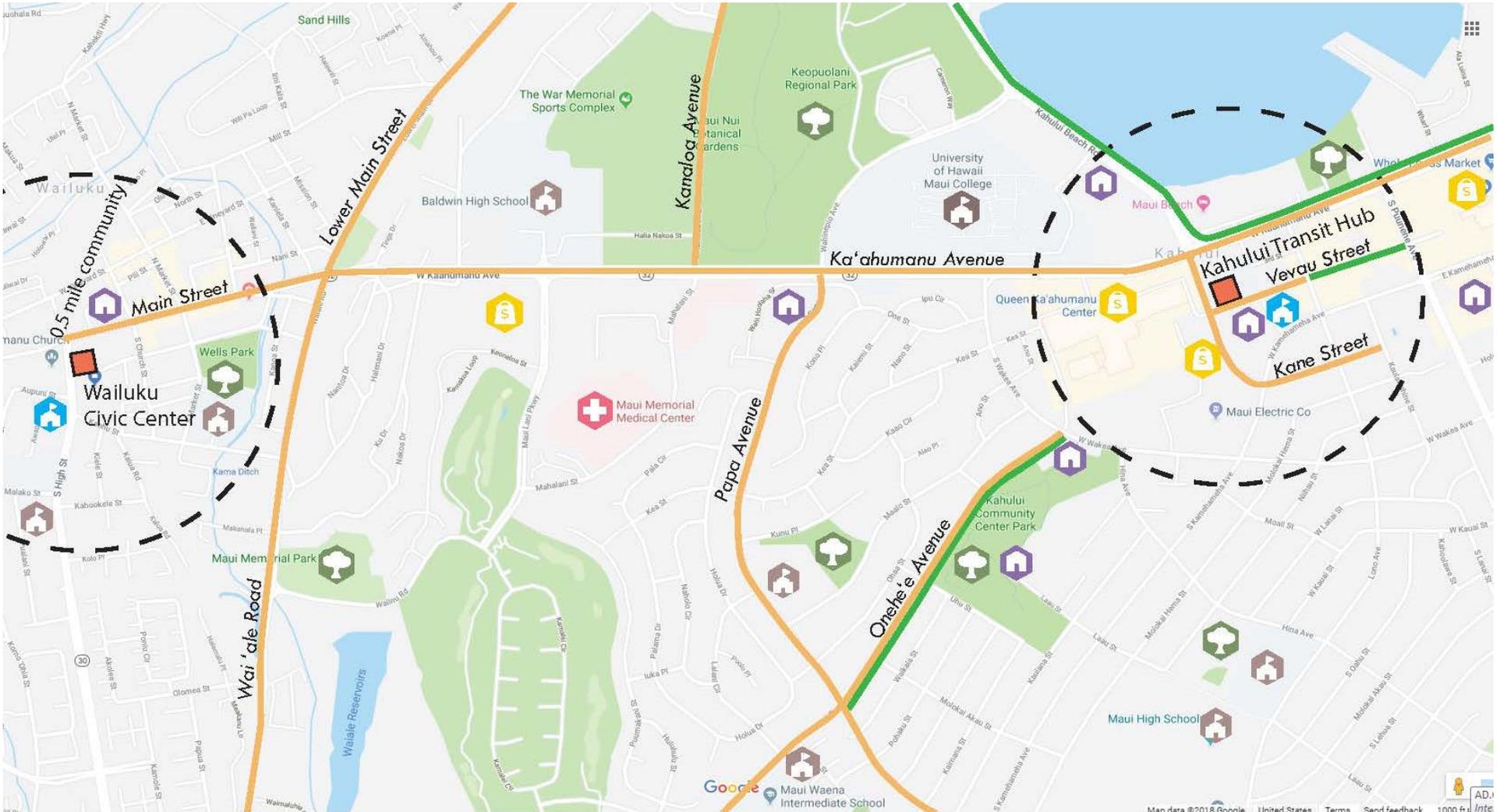


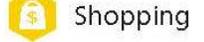
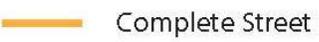
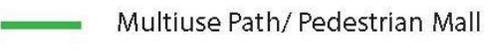
Wells Park Redevelopment

Courthouse Expansion

Wailuku Civic Complex

Central Maui Transit-Ready Communities



-  TRD Project
-  School
-  Medical Center
-  Shopping
-  Complete Street
-  Park
-  Library
-  University
-  Housing
-  Multiuse Path/ Pedestrian Mall



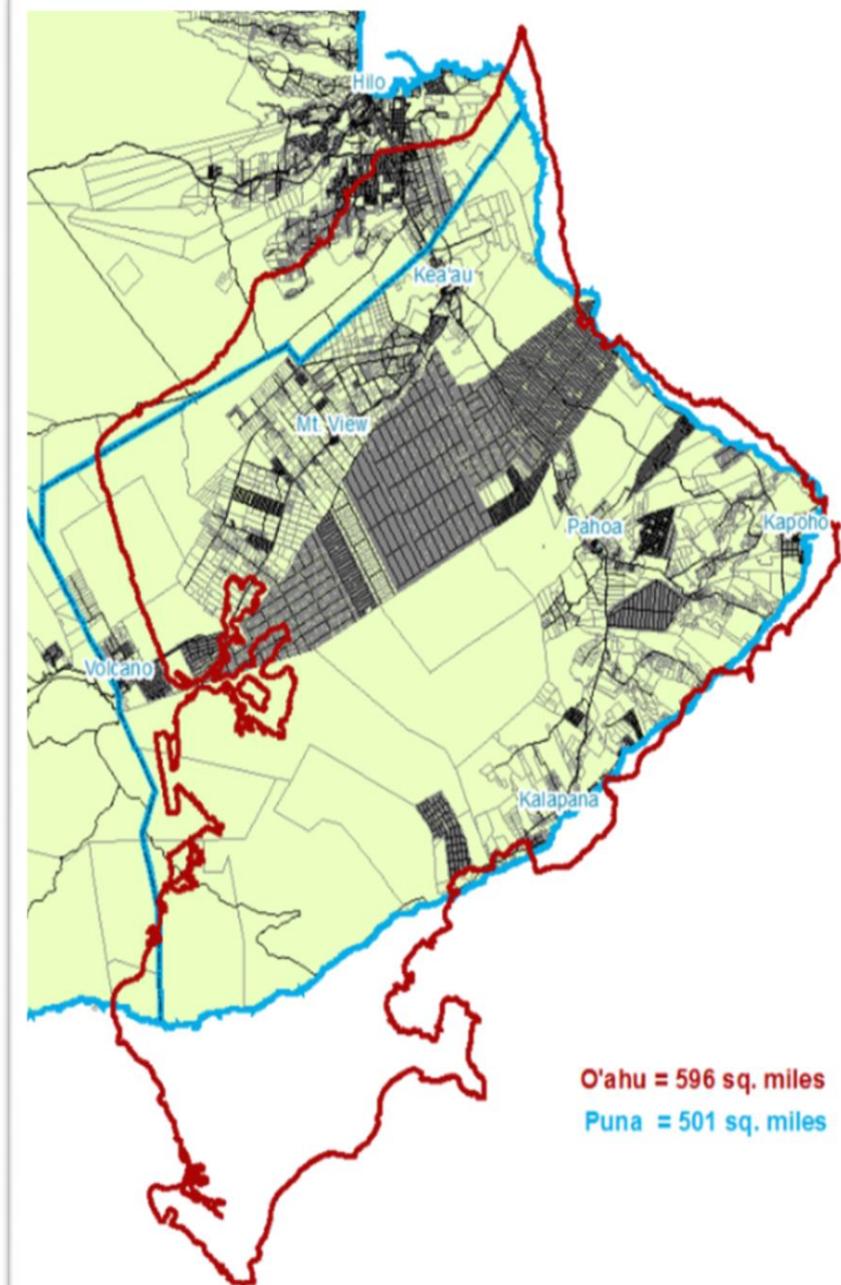
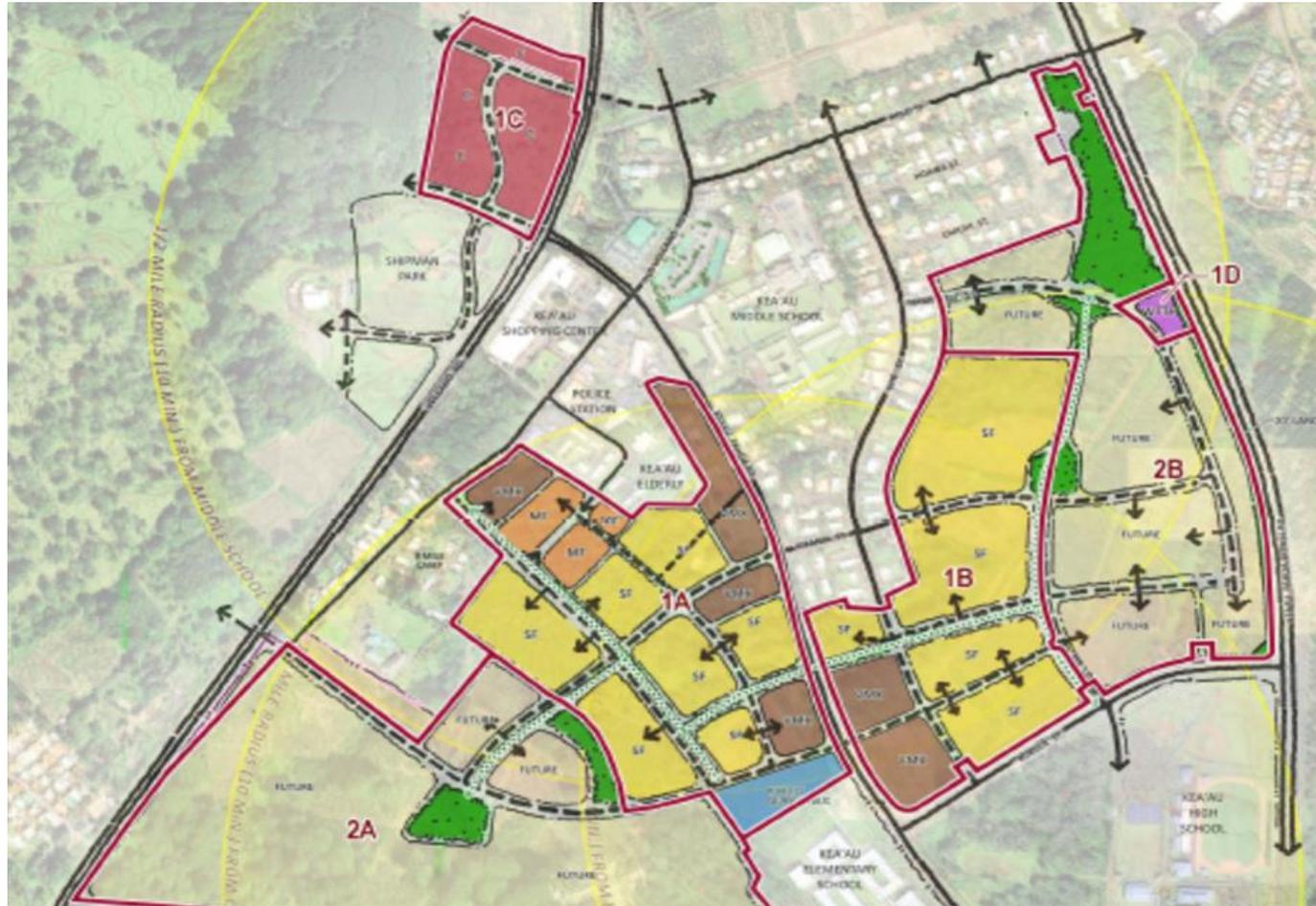


Maui Requesting \$500,000 for TOD Planning Funds

Examining the feasibility of a transit corridor linking essential state and county services

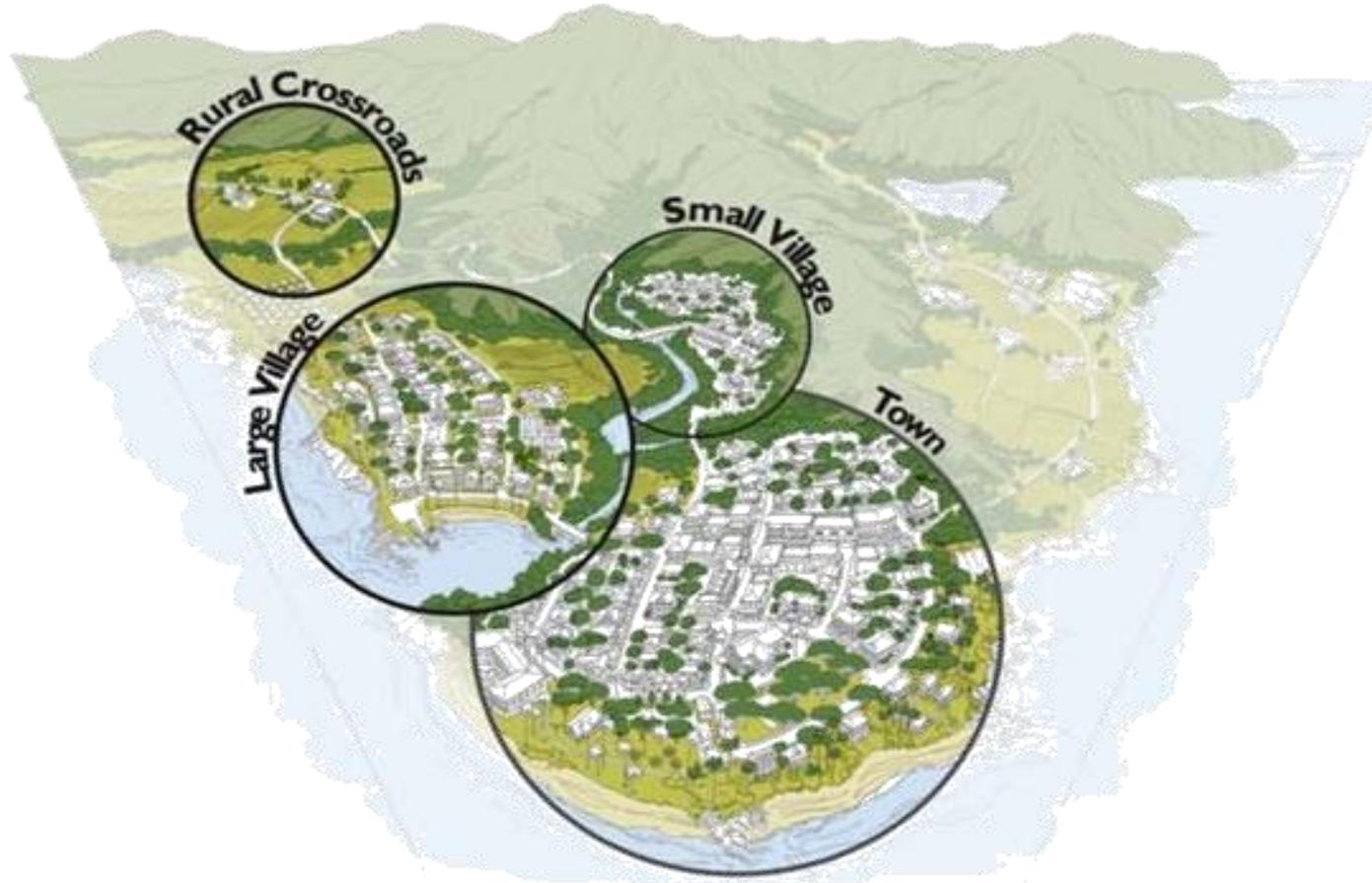
- Current and future transit needs
- Outreach and education
- Evaluation framework
- Corridor alternatives
- Preferred alternatives
- Implementation and funding plan

Transit-Oriented Development on Hawai'i Island



TOD & Kaua'i General Plan

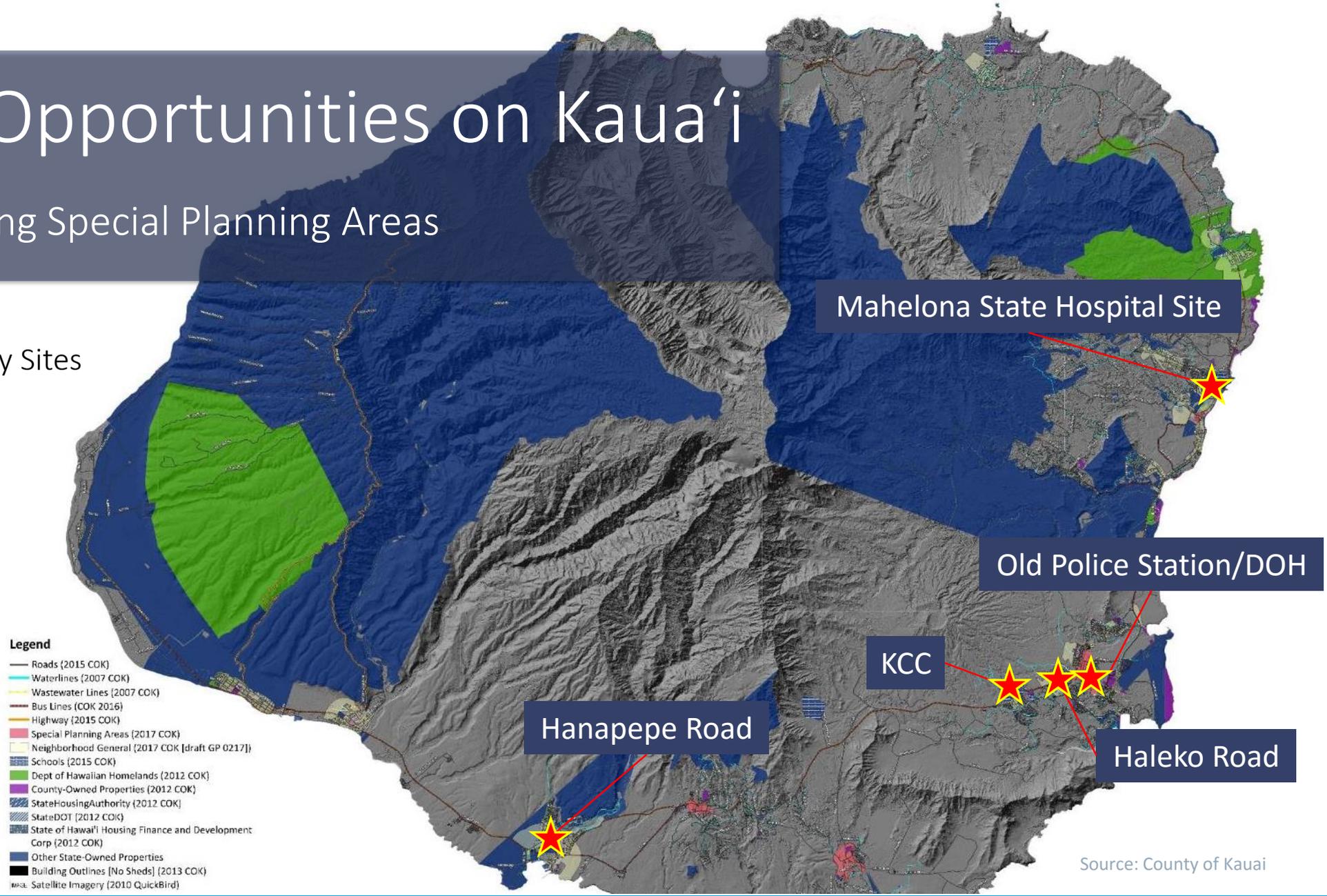
Kaua'i Kākou: Kaua'i County General Plan (2018)



TOD Opportunities on Kaua'i

■ Targeting Special Planning Areas

★ Opportunity Sites



Source: County of Kauai

For More Information

State Transit-Oriented Development

State Office of Planning

(808) 587-2846 | <http://planning.hawaii.gov/lud/state-tod/>

Hawaii County

Department of Planning

(808) 323-4770

Kauai County

Department of Public Works

(808) 241-4994

Maui County

Department of Planning

(808) 270-7214



Mahalo!

A BILL FOR AN ACT

RELATING TO TRANSIT ORIENTED DEVELOPMENT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The county of Maui is undertaking initiatives
2 to promote mixed-use development and revitalize its existing
3 civic center of Wailuku and its commercial and retail center of
4 Kahului, with improved bus transit service and other multi-modal
5 transportation options being an integral part of improving
6 access to jobs and services throughout Maui. The county of Maui
7 department of planning intends to identify redevelopment
8 opportunities in Wailuku and Kahului, including transportation
9 improvements for the transit corridor connecting the two
10 centers, to capitalize on the potential for co-locating
11 affordable housing, jobs, public services, and other amenities
12 to create walkable communities.

13 The purpose of this Act is to promote transit-oriented
14 development by appropriating funds to the office of planning to
15 assist the county of Maui in the development and implementation
16 of the Wailuku-Kahului transit corridor master plan.



1 SECTION 2. There is appropriated out of the general
 2 revenues of the State of Hawaii the sum of \$500,000 or so much
 3 thereof as may be necessary for fiscal year 2019-2020 and the
 4 same sum or so much thereof as may be necessary for fiscal year
 5 2020-2021 for assisting the county of Maui department of
 6 planning with the planning and development of a Wailuku-Kahului
 7 transit corridor master plan.

8 The sums appropriated shall be expended by the office of
 9 planning for the purposes of this Act.

10 SECTION 3. This Act shall take effect on July 1, 2019.

11

INTRODUCED BY:

M. A. Akel

Rida Cabrilla Aakawa

Walter A. Pulitti

[Signature]

Dan P. Parnas

[Signature]

Hinkitagon

Ch. Todd

S. C. [Signature]

[Signature]

[Signature]

JAN 24 2019



H.B. NO. 1457

Report Title:

Office of Planning; Appropriation; TOD

Description:

Appropriates funds to the Office of Planning for the planning and development of the Wailuku-Kahului Transit Corridor Master Plan in the county of Maui.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.



JAN 24 2019

A BILL FOR AN ACT

RELATING TO CAPITAL IMPROVEMENT PROJECTS FOR THE COUNTY OF MAUI.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

'1 SECTION 1. The county of Maui is undertaking initiatives
2 to promote mixed-use development and revitalize its existing
3 civic center of Wailuku and its commercial and retail center of
4 Kahului, with improved bus transit service and other multi-modal
5 transportation options being an integral part of improving
6 access to jobs and services throughout Maui. The county of Maui
7 department of planning intends to identify redevelopment
8 opportunities in Wailuku and Kahului, including transportation
9 improvements for the transit corridor connecting the two
10 centers, to capitalize on the potential for co-locating
11 affordable housing, jobs, public services, and other amenities
12 to create walkable communities.

13 The purpose of this Act is to authorize the issuance of
14 general obligation bonds for the county of Maui.

15 SECTION 2. The director of finance is authorized to issue
16 general obligation bonds in the sum of \$500,000 or so much
17 thereof as may be necessary and the same sum or so much thereof



S.B. NO. 1471

1 as may be necessary is appropriated for fiscal year 2019-2020
 2 for the purpose of capital improvement projects for the county
 3 of Maui, as follows:

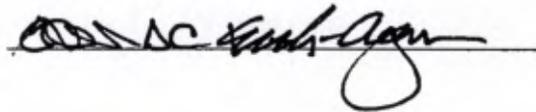
4 1. Wailuku-Kahului Transit Corridor Master Plan, Maui
 5 Planning and development of implementation strategy
 6 for public facility and multi-modal transportation
 7 improvements for the transit corridor connecting
 8 Wailuku and Kahului, and related civic improvement and
 9 affordable housing to increase livability of Wailuku
 10 and Kahului town centers.

11	Planning	<u>\$500,000</u>
12	Total Funding	\$500,000

13 SECTION 3. The appropriation made for the capital
 14 improvement project authorized by this Act shall not lapse at
 15 the end of the fiscal biennium for which the appropriation is
 16 made; provided that all moneys from the appropriation
 17 unencumbered as of June 30, 2022, shall lapse as of that date.

18 SECTION 4. This Act shall take effect on July 1, 2019.
 19

INTRODUCED BY:




S.B. NO. 1471

Report Title:

Capital Improvement Projects; General Obligation Bonds

Description:

Authorizes the Director of Finance to issue general obligation bonds to finance the planning of the Wailuku-Kahului Transit Corridor Master Plan in the county of Maui.

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