



# OFFICE OF PLANNING STATE OF HAWAII

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Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**HOUSE COMMITTEE ON TRANSPORTATION  
AND  
HOUSE COMMITTEE ON HOUSING**  
Friday, March 19, 2021  
11:30 AM  
Via Videoconference

in consideration of  
**HCR 126 / HR 103**  
**REQUESTING THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-  
ORIENTED DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK  
FORCE TO PRIORITIZE NEAR-TERM INFRASTRUCTURE PROJECTS FOR  
FUNDING WITHIN PRIORITY TRANSIT-ORIENTED DEVELOPMENT AREAS.**

Chairs Aquino and Nakamura, Vice Chairs Ilagan and Hashimoto, and Members of the House Committees on Transportation and Housing.

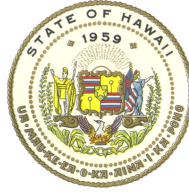
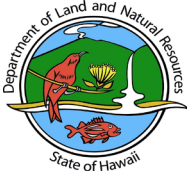
The Office of Planning (OP) **supports** HCR 126 / HR 103, which calls upon the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) to establish a State TOD Investments Task Force to determine priorities for funding and timing of needed TOD infrastructure investments for the three O'ahu State TOD priority areas, and to develop a financing plan, incorporating value capture and cost recovery mechanisms to help offset the cost of State investment in priority TOD infrastructure projects.

OP is one of the co-chairs of the TOD Council. We believe this measure complements the TOD Council's role as a forum for advising and supporting implementation of State TOD and securing the necessary resources for the development of TOD communities anchored by State and other public assets. As noted in the resolutions, the Task Force would identify the means to implement delivery of critical regional infrastructure preliminarily identified in the State TOD Planning and Implementation Study for O'ahu completed in 2020.

OP notes the Task Force's work will require the kind of resources being contemplated in other legislative proposals to ensure the availability of the technical expertise that will be needed to identify and craft an effective and collaborative implementation strategy for these infrastructure investments.

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

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**Testimony of  
SUZANNE D. CASE  
Chairperson**

**Before the House Committees on  
TRANSPORTATION  
and  
HOUSING**

**Friday, March 19, 2021  
11:30 AM**

**State Capitol, Via Videoconference, Conference Room 423**

**In consideration of  
HOUSE CONCURRENT RESOLUTION 126/ HOUSE RESOLUTION 103  
REQUESTING THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT ORIENTED  
DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK FORCE TO  
PRIORITIZE NEAR TERM INFRASTRUCTURE PROJECTS FOR FUNDING WITHIN  
PRIORITY TRANSIT ORIENTED DEVELOPMENT AREAS.**

House Concurrent Resolution 126 and House Resolution 103 propose to request the Hawaii Interagency Council for Transit Oriented Development (TOD Council) to establish a State TOD investments task force to prioritize near term infrastructure projects for funding within priority TOD areas. **The Department of Land and Natural Resources (Department) supports these resolutions.**

The Department is a member of the TOD Council and has four parcels adjacent or in close proximity to the planned Keone'ae rail station in East Kapolei across from the University of Hawaii West Oahu (UHWO), and located in one of the priority areas in the TOD strategic plan. The Department's long-term objective is to lease the parcels for income generating purposes to support the Department's natural resource management and protection programs. The Department's planned uses for the parcels include transit oriented mixed uses such as commercial, retail, hotel, medical and 1,000 planned affordable rental housing units. Additionally, the Department intends to include light industrial uses for parcels located further away from the rail station.

In addition to generating income to support its programs, the Department believes that the proposed project will be a critical economic, employment and residential component of the East Kapolei community. The Board of Land and Natural Resources approved the draft strategic development plan that included those proposed uses at its meeting on October 23, 2020. The Department is currently in the process of procuring consultant services to develop an

**SUZANNE D. CASE**  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**ROBERT K. MASUDA**  
FIRST DEPUTY

**M. KALEO MANUEL**  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

Environmental Impact Statement for the project. The Department has received support from the Hawaii Interagency Council for Transit Oriented Development and the State Office of Planning for the development of these parcels. The Department recognizes the significant challenge to develop the necessary infrastructure and has reached out to other state agency landowners in the area to explore opportunities to collaborate on infrastructure projects.

Thank you for the opportunity to comment on these measures.

**HCR-126**

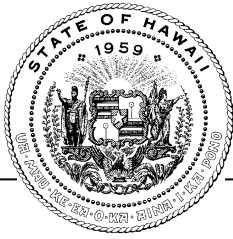
Submitted on: 3/18/2021 10:44:48 AM

Testimony for TRN on 3/19/2021 11:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Russell Tsuji	DLNR	Support	No

Comments:

I am available for questions. Please allow me Zoom access. Thank you.



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Statement of  
**MARY ALICE EVANS AND DENISE ISERI-MATSUBARA**  
Co-Chairs  
Hawai'i Interagency Council for Transit-Oriented Development  
before the  
**HOUSE COMMITTEE ON TRANSPORTATION**  
**AND**  
**HOUSE COMMITTEE ON HOUSING**

Friday, March 19, 2021

11:30 AM

Via Videoconference

in consideration of

**HCR 126 / HR 103**

**REQUESTING THE HAWAII' I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK FORCE TO PRIORITIZE NEAR-TERM INFRASTRUCTURE PROJECTS FOR FUNDING WITHIN PRIORITY TRANSIT-ORIENTED DEVELOPMENT AREAS.**

Chairs Aquino and Nakamura, Vice Chairs Ilagan and Hashimoto, and Members of the House Committees on Transportation and Housing.

We offer this testimony on behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) in **strong support** of HCR 126 / HR 103, which calls upon the TOD Council to establish a State TOD Investments Task Force to determine priorities for funding and timing of needed TOD infrastructure investments for the three O'ahu State TOD priority areas, and to develop a financing plan, incorporating value capture and cost recovery mechanisms to help offset the cost of State investment in priority TOD infrastructure projects.

This measure complements the TOD Council's efforts to convene stakeholders, coordinate individual agency efforts, and collaborate on the development of effective strategies to promote the development of walkable, dense, mixed-use communities in areas designated for TOD by the State and counties. As noted in the resolutions, the Task Force would identify the means to implement delivery of critical regional infrastructure preliminarily identified in the State TOD Planning and Implementation Study for O'ahu completed in 2020.

We hope the Task Force will be assisted with resources to provide the technical expertise to develop a financing plan, cost recovery tools, and infrastructure delivery schedule that balances the often-divergent needs of the various agency stakeholders involved.

Thank you for the opportunity to testify on this measure.