

FOR INFORMATION

I. SUBJECT

Update on the Preparation of a Master Plan and Environmental Impact Statement for Infrastructure Improvements in the Iwilei-Kapalama Neighborhoods and Development of the Liliha Civic Center, TMK Nos.: 1-5-007:001; Various

II. FACTS

Project: Iwilei Infrastructure Master Plan and Liliha Civic Center Master Plan
Location: Iwilei Neighborhood, Honolulu, Oahu, Hawaii
TMK Nos.: 1-5-007:001 (Liliha Civic Center Parcel) & Various
Owner(s): State of Hawaii (Liliha Civic Center Parcel) & Various Federal, State, City, and Large Private Landowners
Land Area: Approximately 555 Acres for the entire Iwilei Infrastructure Master Plan
Land Use: Urban
Zoning: Predominantly Industrial-Commercial Mixed Use (IMX-1), B-2 Community Business, BMX-3 Community Business Mixed Use, A-1 Apartment Low-density, A-2 Apartment Medium-density, R-5 Residential, and P-2 General Preservation.

- A. The Iwilei Infrastructure Master Plan Project area, which includes the Liliha Civic Center parcel, is located in Iwilei, Honolulu, Oahu, Hawaii (project study area). **See Exhibit A.** The project study area falls within the Kapalama and Honolulu Ahupuaa.
- B. The project study area encompasses an area of approximately 555 acres.
- C. The project study area falls within two Neighborhood Transit Oriented Development (TOD) Plan areas: Kalihi and Downtown.
- D. The State of Hawaii owns many parcels within and surrounding the project study area, including Kalanihuia Apartments under the Hawaii Public Housing Authority (HPHA), Kukui Gardens under the Hawaii Housing Finance and Development Corporation (HHFDC), Mayor Wright Homes under HPHA, and Aala Park (portion, Executive Ordered to the City).
- E. The Liliha Civic Center parcel located at 377 North King Street, Honolulu, Hawaii and identified by Tax Map Key No. (1) 1-5-007: 001 has an area of 3.791 acres (Civic Center Property) and is owned by the State of Hawaii. **See Exhibit B.**
- F. Large landowners in the project study area include the City and County of Honolulu, Kamehameha Schools, and Castle and Cooke.

- G. The Civic Center Property, which is ceded land, was set aside to the Department of Accounting and General Services (DAGS) by Executive Order No. 4131 dated October 24, 2005 for Liliha Civic Center purposes.
- H. To optimize the development of the Civic Center Property with a mixed-use project consisting of multi-family housing, office space, civic center, parking, and other incidental uses, the HHFDC and DAGS entered into a Memorandum of Understanding (MOU) on February 1, 2018. This MOU outlined the obligations of both DAGS and HHFDC. The MOU lapsed due to lack of full funding for the civic center in 2019, and HHFDC and DAGS entered into a substantially similar MOU on March 30, 2020.
- I. On November 14, 2019, the HHFDC Board of Directors approved a For Action authorizing: (1) a budget of up to \$5.0 million from the Dwelling Unit Revolving Fund to prepare a master plan and environmental assessment or environmental impact statement as applicable, for infrastructure improvements and development/redevelopment of various State-owned properties near the Iwilei Transit Station, TMK Nos.: 1-5-007:001; 1-7-026:006, 1-5-026: 053, 1-7-027:001, 1-7-029:003; and (2) authorization of the Executive Director to enter into MOU or Agreement related thereto with stakeholders.
- J. On April 17, 2020, the HHFDC and the City and County of Honolulu entered into an intergovernmental agreement for the master planning and cost sharing of infrastructure improvements in the Iwilei area.
- K. On May 29, 2020, the HHFDC and the HPHA entered a MOU to coordinate master planning of infrastructure improvements for HPHA owned parcels within the Iwilei area.

III. DISCUSSION

- A. In July 2020, HHFDC entered into a contract with PBR Hawaii & Associates, Inc, (PBR Hawaii) for the preparation of an infrastructure master plan, related engineering studies, an environmental impact statement for the Iwilei area and master planning services for a mixed-use development at the Liliha Civic Center site.
- B. A portion of the Civic Center Property is subject to an access and utility easement (Easement U) in favor of HHFDC. A MOU is being drafted between DAGS, HHFDC, City and County of Honolulu, and Honolulu Authority for Rapid Transportation (HART) for mutual benefit and use of Easement U.
- C. On September 18, 2020, the Hawaii Historic Places Review Board approved the Oahu Railway and Land Company (OR&L) and Annex Building, located within the Civic Center Property, to the Hawaii Register of Historic Places and the recommendation to the National Register of Historic Places. Prior to this decision, DAGS was under the impression that the Annex Building can be demolished. DAGS' assumption was based on a prior environmental impact statement published in 1991 that proposed to demolish the Annex Building. Keeping both the OR&L Building and Annex Building will reduce the available buildable site area.
- D. On October 15, 2020, PBR Hawaii virtually held the first department/agency kick-off meeting for the Iwilei Infrastructure master plan and the Liliha Civic Center master plan. Some of the State and City agencies that attended are Office

of Planning, HPHA, HART, Department of Land and Natural Resources, State Department of Transportation, Department of Planning and Permitting, Department of Land Management, Office of Housing, and Office of Climate Change, Sustainability and Resiliency. Other stakeholders that attended were Hawaiian Telcom and EAH Housing.

- E. On October 28, 2020, PBR Hawaii virtually held the first community meeting for the Civic Center property to present the proposal and get input from the community at large. At this meeting the planning and infrastructure master plan scope were also presented.
- F. On December 15, 2020, PBR Hawaii and HHFDC staff held a virtual charrette with key State and City departments where preliminary design schemes for the Civic Center property were discussed.
- G. On January 12, 2021 HHFDC staff presented an overview of the Civic Center property master planning and infrastructure assessment efforts to the Hawaii interagency TOD council.
- H. On February 23, 2021, HHFDC staff and PBR Hawaii briefed Council Member Radiant Cordero on the planning efforts for both the Civic Center property and the project study area. An overview of the master planning efforts was presented followed by a question-and-answer session. The Councilmember requested to be updated on decisions made regarding infrastructure.
- I. On March 24, 2021, PBR Hawaii initiated outreach to major landowners within the project study area to obtain updated plans on existing and future development projects. This development data will be used to analyze current and future infrastructure needs in this regional infrastructure planning effort.
- J. On May 12, 2021, HHFDC and PBR Hawaii held the second virtual community meeting.

Attachments:

Exhibit A – Location Map for the project study area

Exhibit B – Location Map for the Civic Center property

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	Sery Berhanu, Housing Development Specialist	<u>SB</u>
Reviewed by:	Dean Minakami, Development Branch Chief	<u>DM</u>

LOCATION MAP FOR THE PROJECT STUDY AREA

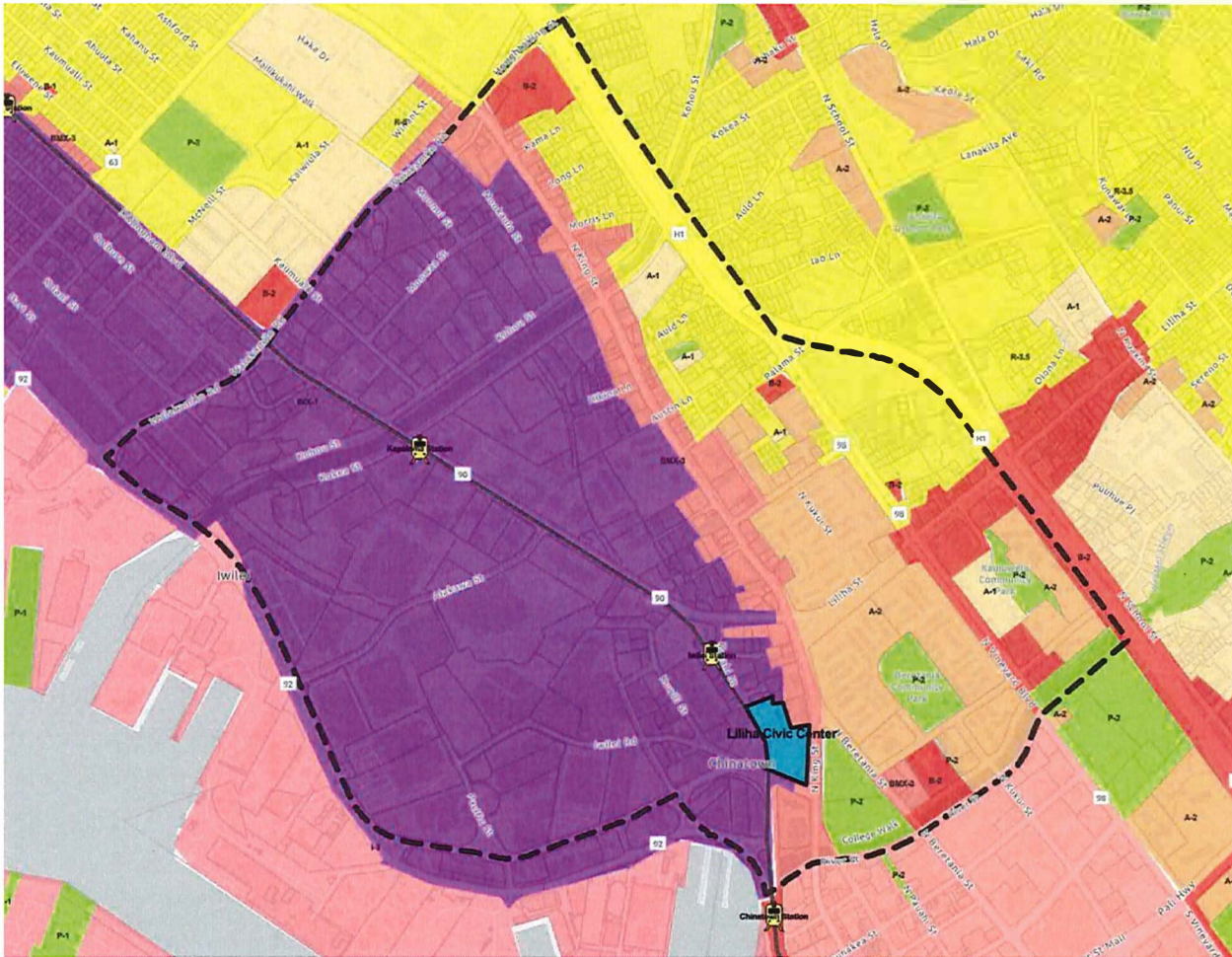


EXHIBIT A

LOCATION MAP FOR THE CIVIC CENTER PROPERTY

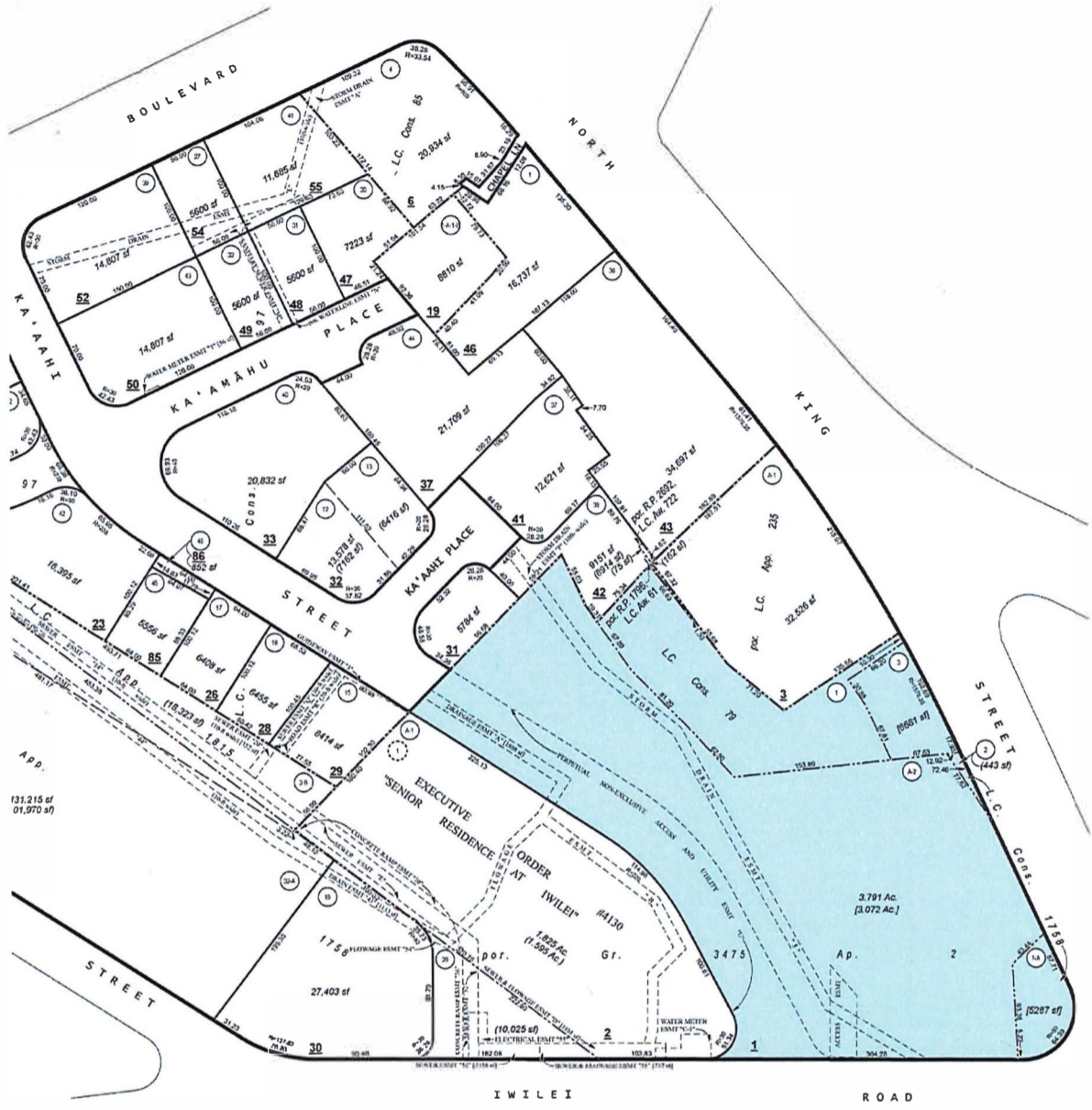


EXHIBIT B



LILIHA CIVIC CENTER & IWILEI INFRASTRUCTURE MASTER PLAN PROJECT

May 13, 2021





PROJECT OVERVIEW

1. **Introduction** of the Liliha Civic Center Master Plan and the Iwilei Infrastructure Master Plan projects.
2. **Discuss** the Liliha Civic Center Master Plan and the surrounding context.
3. **Discuss** the Iwilei Infrastructure Master Plan.

PROJECT SCOPE

- **PBR Hawaii & Associates**, was contracted by HHFDC in July 2020 to prepare:
 - Development Program and Master Plan for the Liliha Civic Center site.
 - Infrastructure Master Plan for the Iwilei Area.
 - Environmental Impact Statement for both the Liliha Civic Center Master Plan and the Infrastructure Master Plan.



BACKGROUND

DAGS and HHFDC Memorandum of Understanding

- February 2018 HHFDC and DAGS executed an MOU to optimize development of the Liliha Civic Center Parcel for a mixed-use project including affordable housing and civic uses.

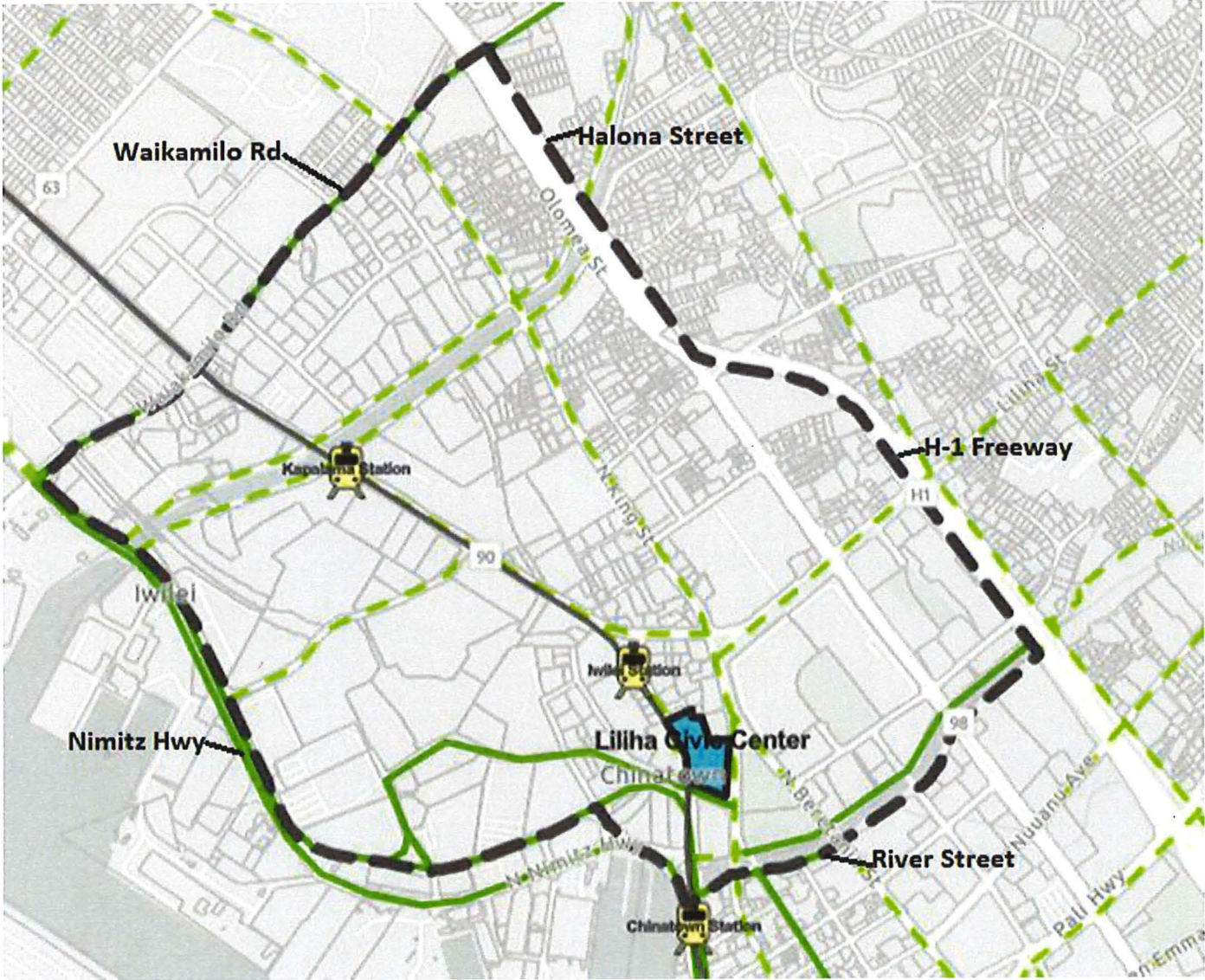
City and State Intergovernmental Agreement

- April 2020 HHFDC and City and County of Honolulu entered into an IGA for master planning and construction of infrastructure improvements to support development in the Iwilei neighborhood;

HHFDC and HPHA Memorandum of Understanding

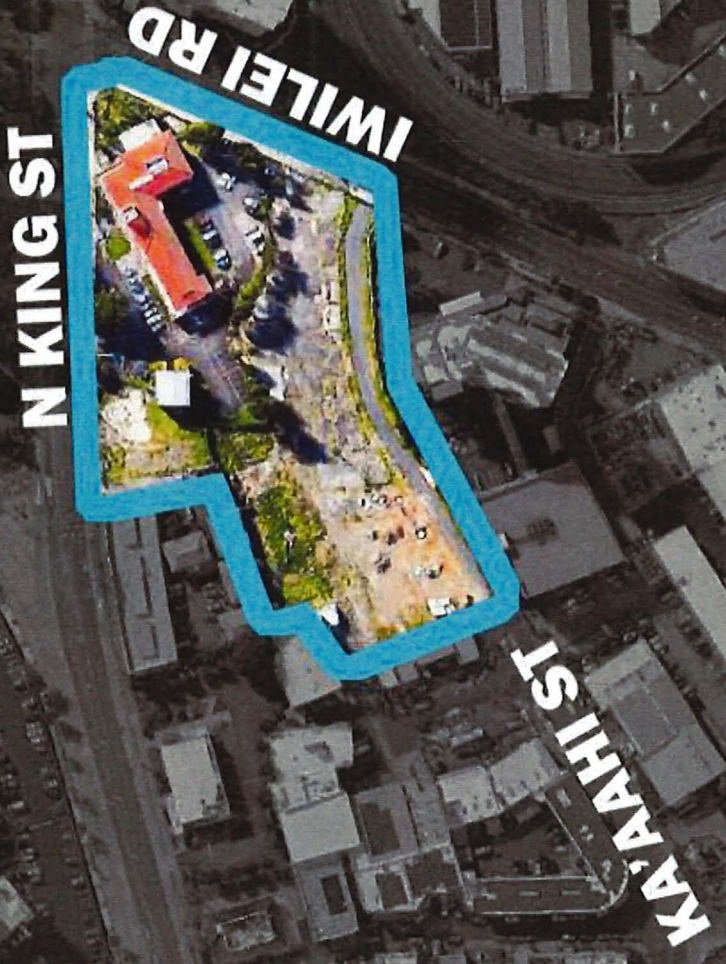
- May 2020 HHFDC and Hawaii Public Housing Authority executed an MOU to coordinate master planning of infrastructure for HPHA owned parcels within the Iwilei area.

PROJECT AREA



LILIHA CIVIC CENTER MASTER PLAN SITE

NOT TO SCALE
N



PROJECT PURPOSE

- Provide affordable housing
- Provide space for State programs
- Support the Iwilei community
- Provide & support walkable Transit-Oriented Development (TOD) communities in the Iwilei area where people can:



- Housing
- Affordable Housing



- State Offices
- Office Space
- Commercial Uses



- Outdoor Space
- Shopping



PROJECT MILESTONES

MILESTONES TO DATE:

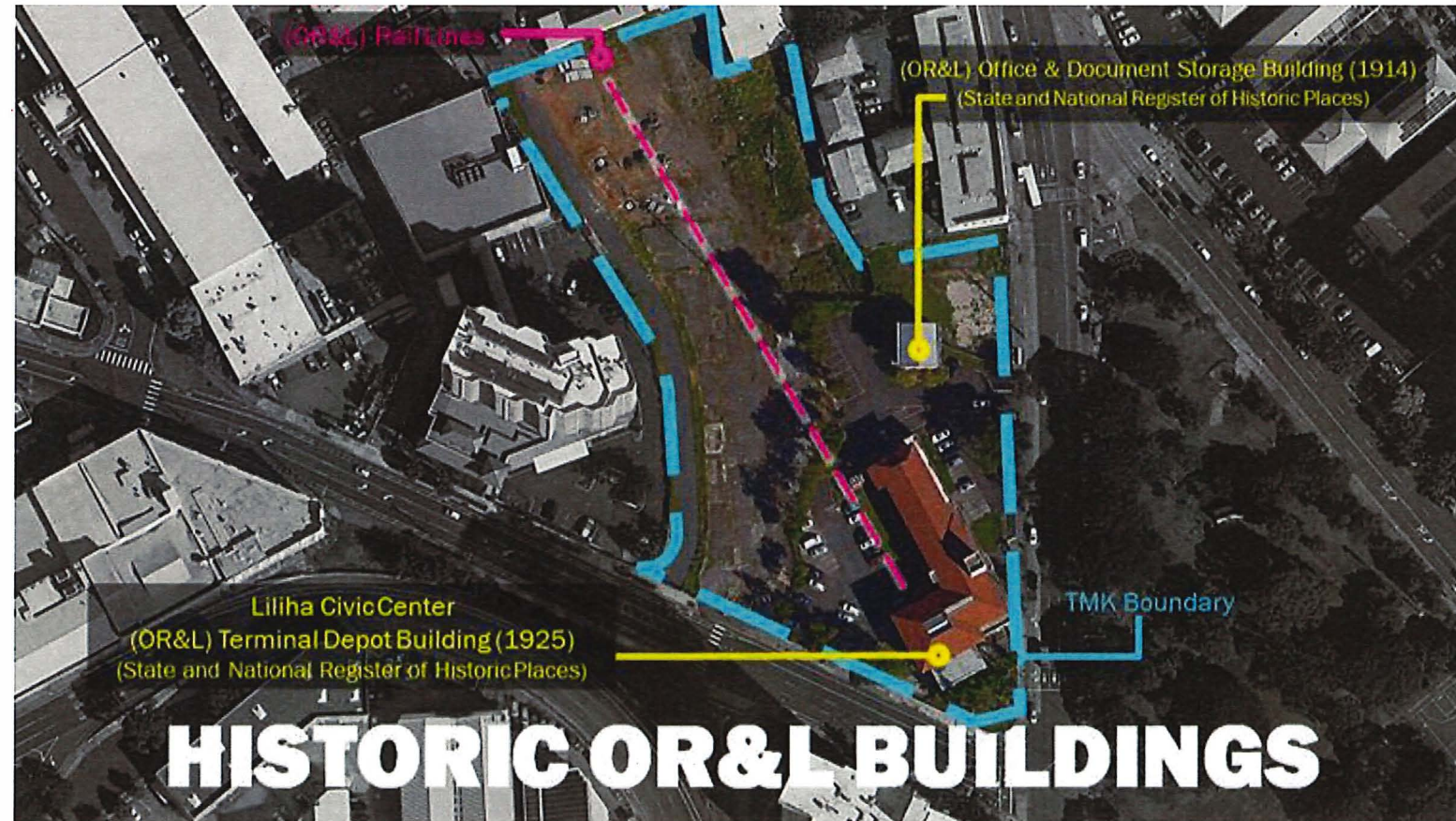
- **October 28, 2020** – Community meeting number 1.
- **December 15, 2020** – Charette with select State & City Departments.

UPCOMING MILESTONES:

- **May 12, 2021** – Community meeting number 2.
- **TBD** – Publish Environmental Impact Statement

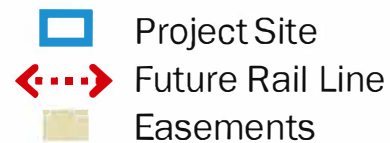
EXISTING SITE DESCRIPTION

- Oahu Railway & Land Company (OR&L) Terminal Depot Building.
- OR&L Office & document storage building (“Annex”)
- Former location of rail lines
- Hawai‘i State Register of Historic Places (1987)
- National Register of Historic Places – nominations in progress

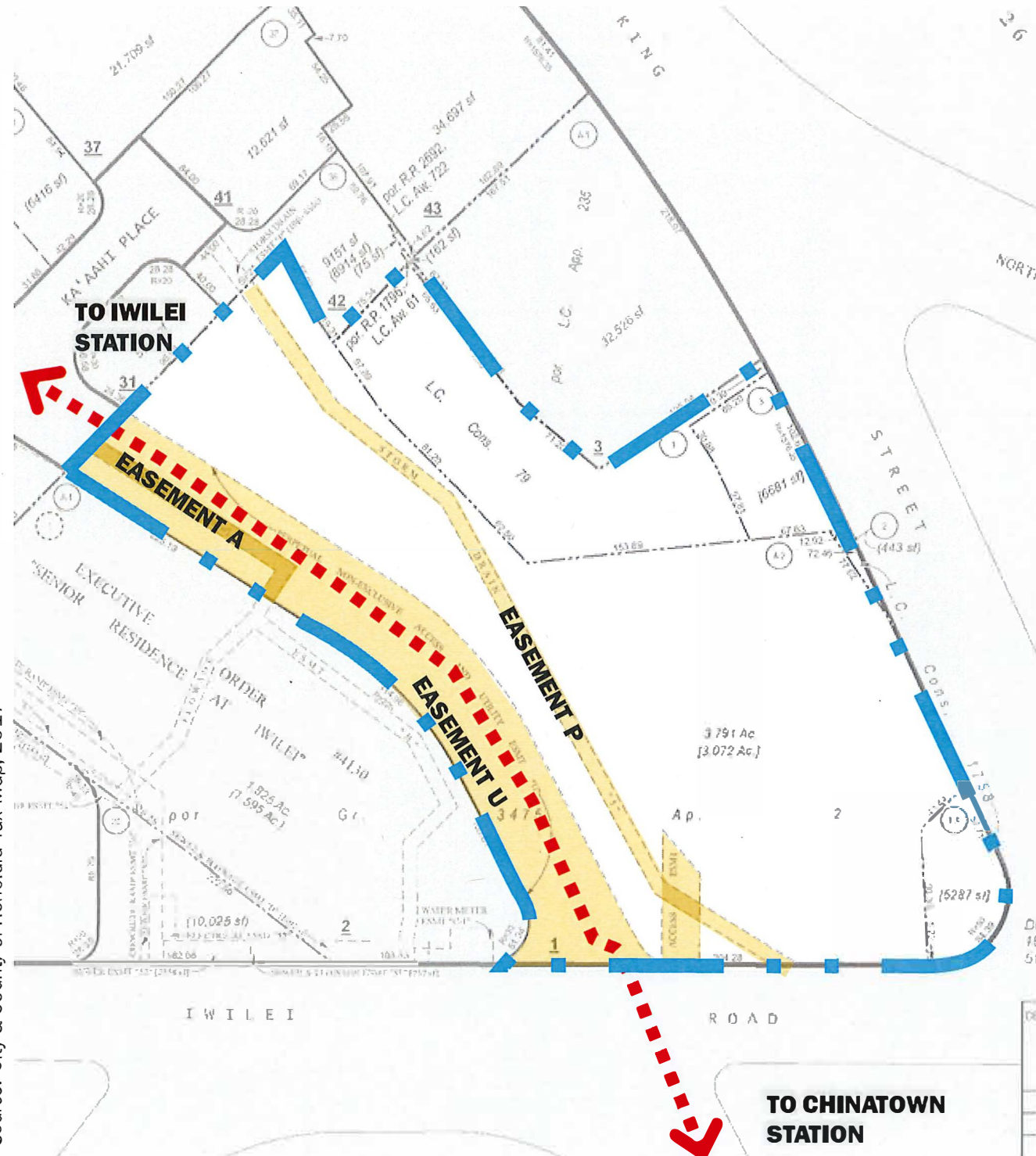


DEVELOPMENT CONSTRAINTS

- Tsunami evacuation zone
- <3 mi distance to airport – height restrictions may apply
- Easements on site
 - “U”-Rail, Complete Streets, other possible infrastructure improvements
 - “P” storm drain relocation



Source: City & County of Honolulu Tax Map, 2017



EXISTING SITE STRENGTHS

- Many transportation options within ¼ mile radius.
- Located within a 2-5 minutes walk of the planned Kuwili (Iwilei) Station.
- Walking distance to the downtown employment area.
- Easy access for pedestrians to/from transportation options for residents, office workers, transit riders.
- Easy access to/from existing & proposed bike lanes.



PROPOSED LAND USES

- **State Offices – ± 219,000** square feet of gross building area
- **Residential – 400-600 units** rental and/or for-sale leasehold
 - Primary housing targeting households that are not well served by existing low-income housing tax credit (LIHTC) and other federal programs
- **Ancillary Retail – ±11,500** gross square feet
- **Structured Parking** – Serving project needs and possibly off-site State employee needs
- **Open Space**



ELEMENTS OF DESIGN

These are design elements taken into consideration:

Massing/Density







Access & Circulation

Open Space

Security

Parking

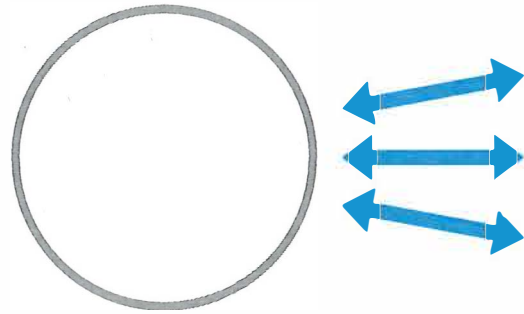
UNDERSTANDING DENSITY

LAND USE TYPE & DESCRIPTION	DENSITY UNITS PER ACRE	HEIGHT	EXAMPLES
Single-Family Residential (+/- 5,000 s.f. lot)	4 to 6	1 to 2 Stories (15ft to 25 feet)	
Low Density Residential Apartment	10 to 20	1 to 2 Stories (15 to 30 feet)	
Medium Density Residential	24 to 60	3 to 4 Stories (40 to 60 feet)	
Medium Density Mixed-Use Residential	45 to 80	4 to 7 Stories (60 to 90 feet)	
Medium High Density Mixed-Use Residential	65 to 100	7 to 9 Stories (90 to 120 feet)	
High Density Mixed-Use Residential	150 to 360	18 to 40 Stories (200 to 400 feet)	

Source: Table generated by PBR HAWAII & Associates, Graphics from Google Earth, Google Photos, and PBR HAWAII & Associates

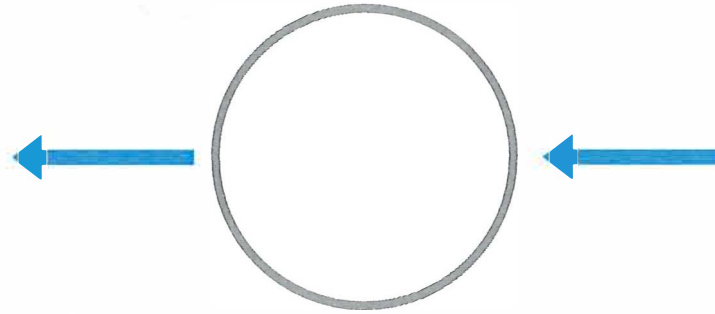
SITE ACCESS

HOW DO PEOPLE ENTER THE SITE?



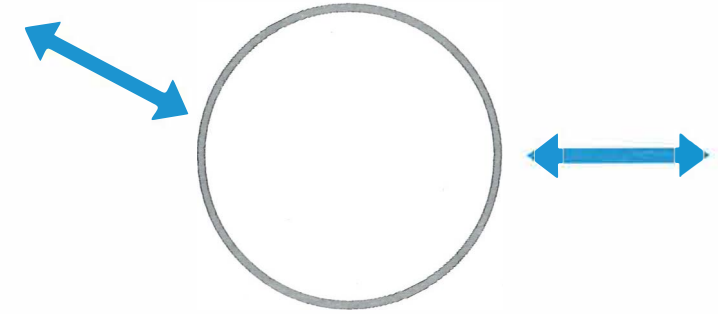
SINGLE ACCESS POINT

- **Easy** to establish strong single “front door”
- **Easy** to manage who enters & exits the site
- **Higher potential** for congestion



ONE WAY IN, ONE WAY OUT

- **Easy** to establish strong single “front door”
- **Somewhat easy** to manage who enters & exits the site
- **Some potential** for congestion

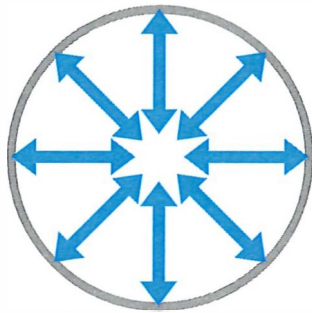


MULTIPLE ACCESS POINTS

- **Hard** to establish single “front door”, **opportunity** to establish multiple
- **Harder** to manage who enters & exits the site
- **Less potential** for congestion

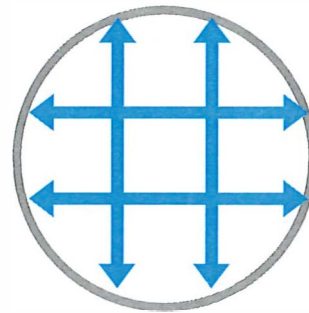
SITE CIRCULATION

HOW DO PEOPLE MOVE THROUGH THE SITE?



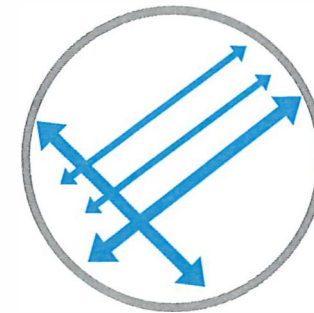
HUB & SPOKE

- Shared central point
- Draw people into a focal point
- Multiple access points to get to the focal point



GRID

- Sets of parallel paths
- Intersect at regular intervals
- Easy to navigate between paths at intersections within the site



AXIS

- Align main paths to connect significant areas
- Hierarchy defined by relation to context
- Connection points where paths intersect

ELEMENTS OF OPEN SPACE

LANDSCAPE

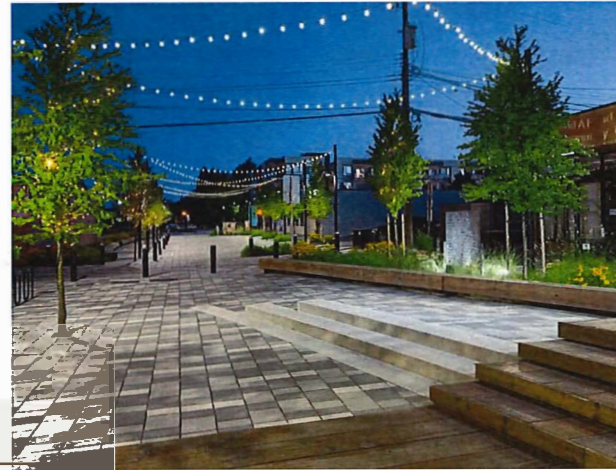
Source: PBR HAWAII & Associates



- Trees
- Shrubs
- Grass
- Lawns
- Gardens

HARDSCAPE

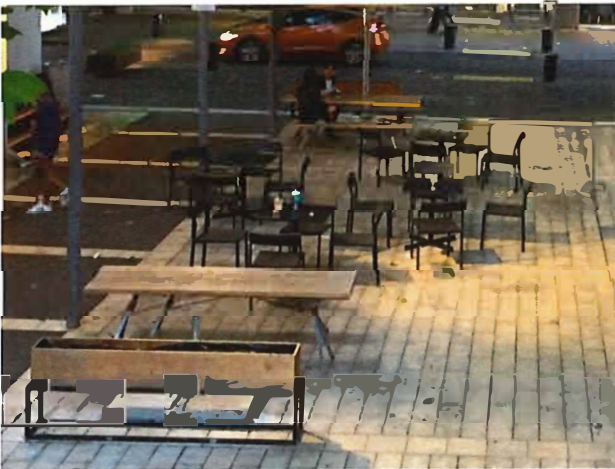
McBurney Lane by Hapa Collective
Source: landezine.com



- Walking paths
- Biking paths
- Plaza
- Steps
- Bridges

FURNITURE

Khartoum Place
Source: heartofthecity.co.nz



- Benches
- Bike racks
- Tables
- Trash cans

OTHER FEATURES

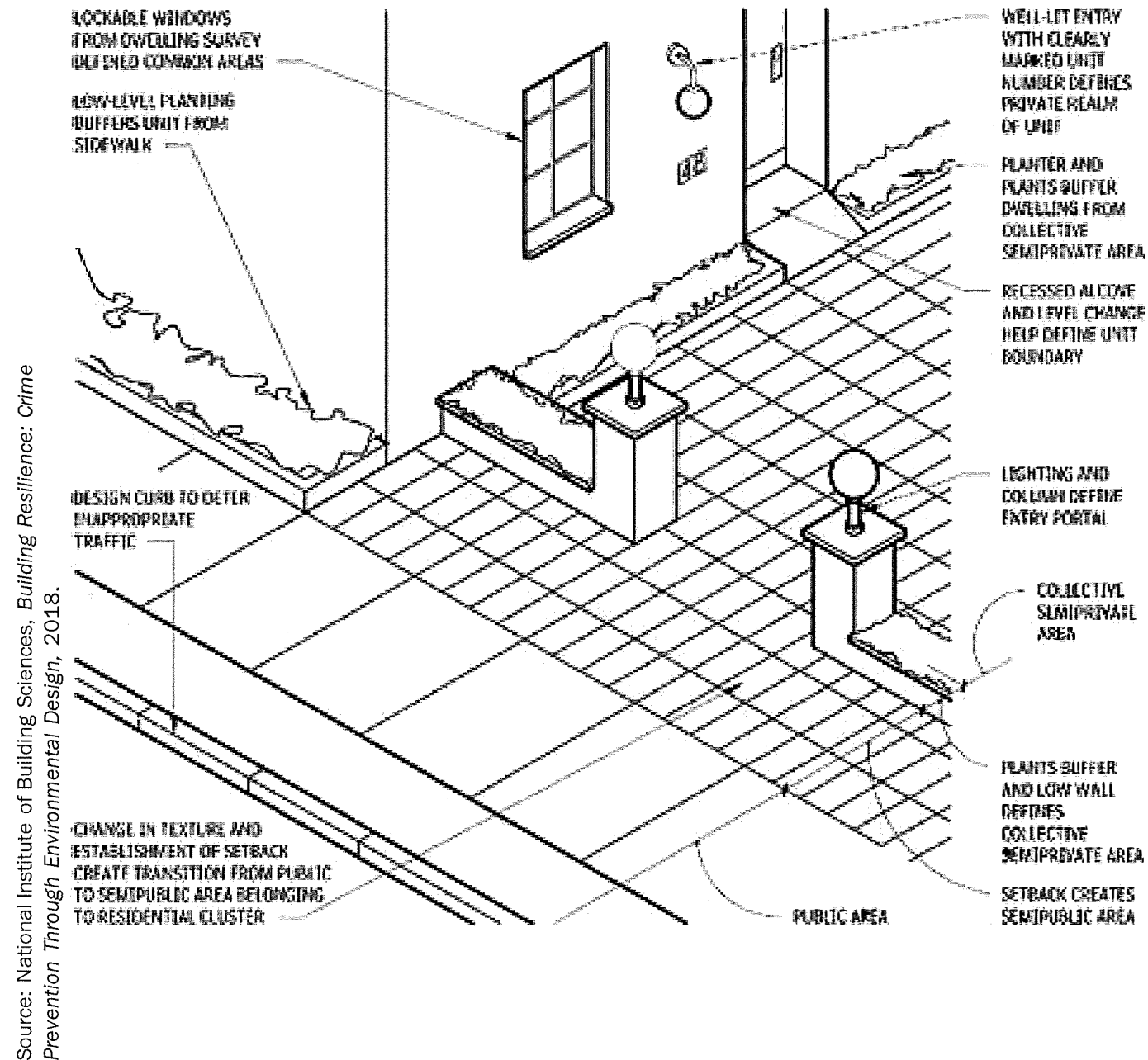
Kona Airport
Source: <http://www.rachelleb.com/>



- Art
- Sculptures
- Water Fountain
- Water Feature

SECURITY

- Concern: access to the site & use of public spaces
- Crime Prevention through Environmental Design (CPTED)
 - Natural access control, surveillance, territorial reinforcement
 - Architectural strategies: design & layout, site planning, landscaping, signage, circulation control
- At the Master Plan stage, can be addressed by:
 - Phasing – “eyes on the street”
 - Open space design – defensible architecture
 - Access & circulation design



PARKING CONSIDERATIONS

Typologies

1. Stand-alone garage
2. Wrapped garage
3. Mechanical
4. Sloped floor vs flat floors
5. Internal ramp vs external ramp

Requirements

1. Current Land Use Ordinance (LUO)
2. Ordinance 20-41
3. TOD Zoning
4. 201-H parking exemptions





PUBLIC COMMENTS/CONCERNS

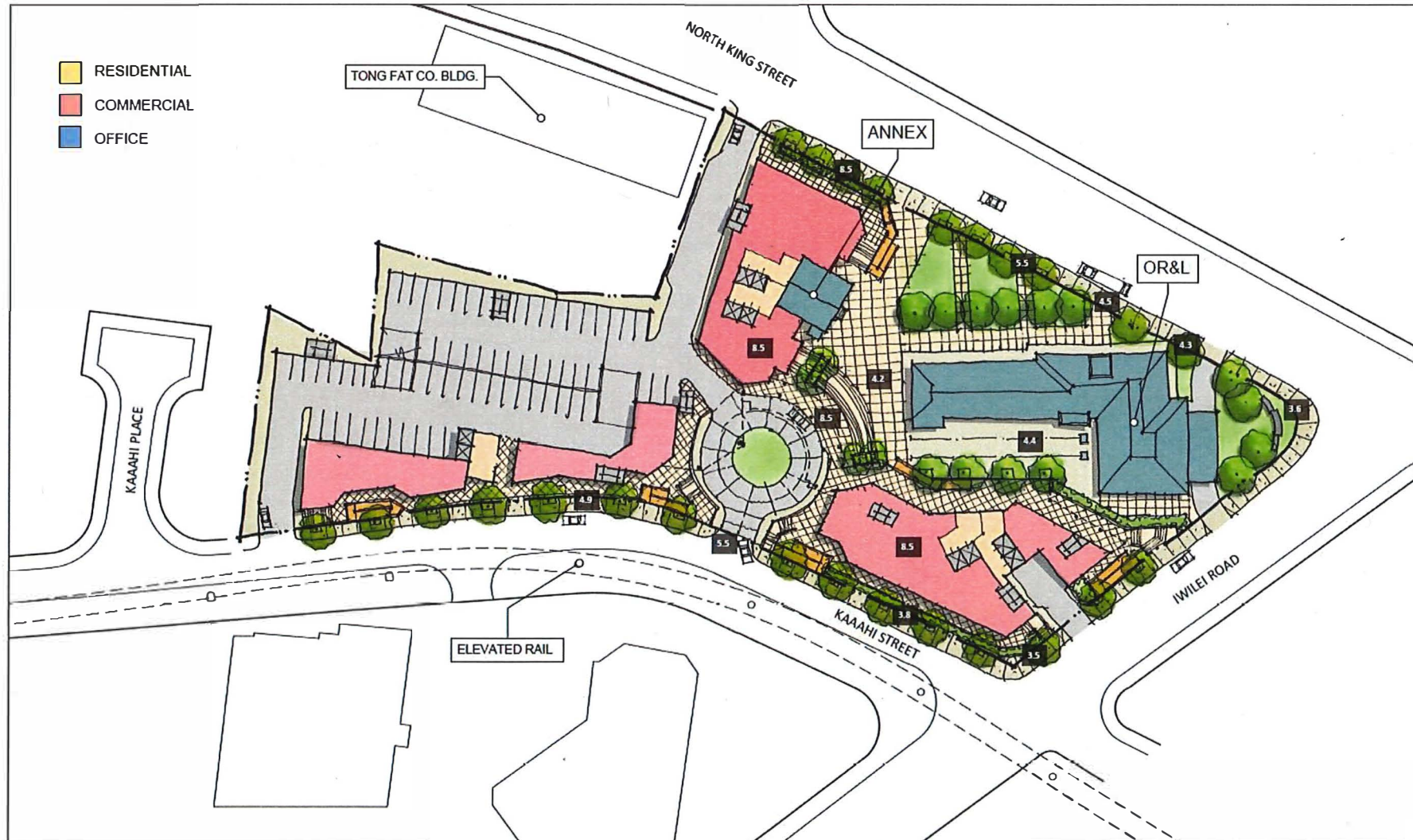
Comments/Concerns

- Housing needs
- OR&L buildings - desired historic preservation
- Surrounding land uses & security
- Procedural concerns of how the public is informed

Poll Results

- Strengths: access to transit & central location
- Improvements: housing & outdoor spaces
- Low interest to buy leasehold
- 0-1 bed unit desired
- Parking for residents/office workers and interest in shared parking stalls
- Travel by car – but may give up car for transit

PROPOSED SITE PLAN



IWILEI INFRASTRUCTURE MASTER PLAN PROJECT

SCOPE OF WORK

- **Infrastructure Master Plan**

- Evaluate existing infrastructure conditions in the study area.
- Determine the need for rehabilitation, improvements and expansion capacity to support future development in the Iwilei area.
 - Incorporate information from the City, and non-governmental entities of current and planned development projects.

- **Environmental Impact Statement**

- Programmatic EIS to support the master planning efforts.

WILEI INFRASTRUCTURE MASTER PLAN AREA



LCC MP SITE

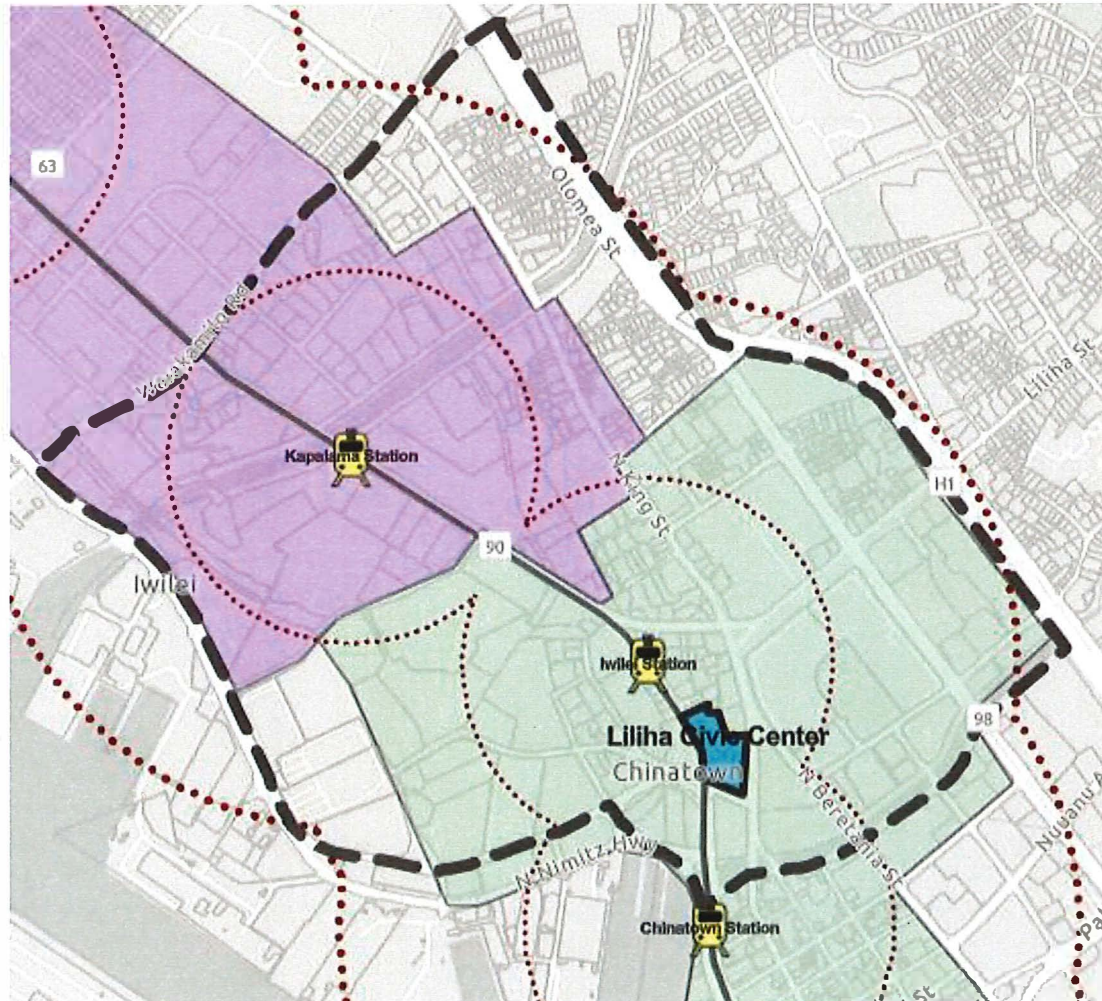


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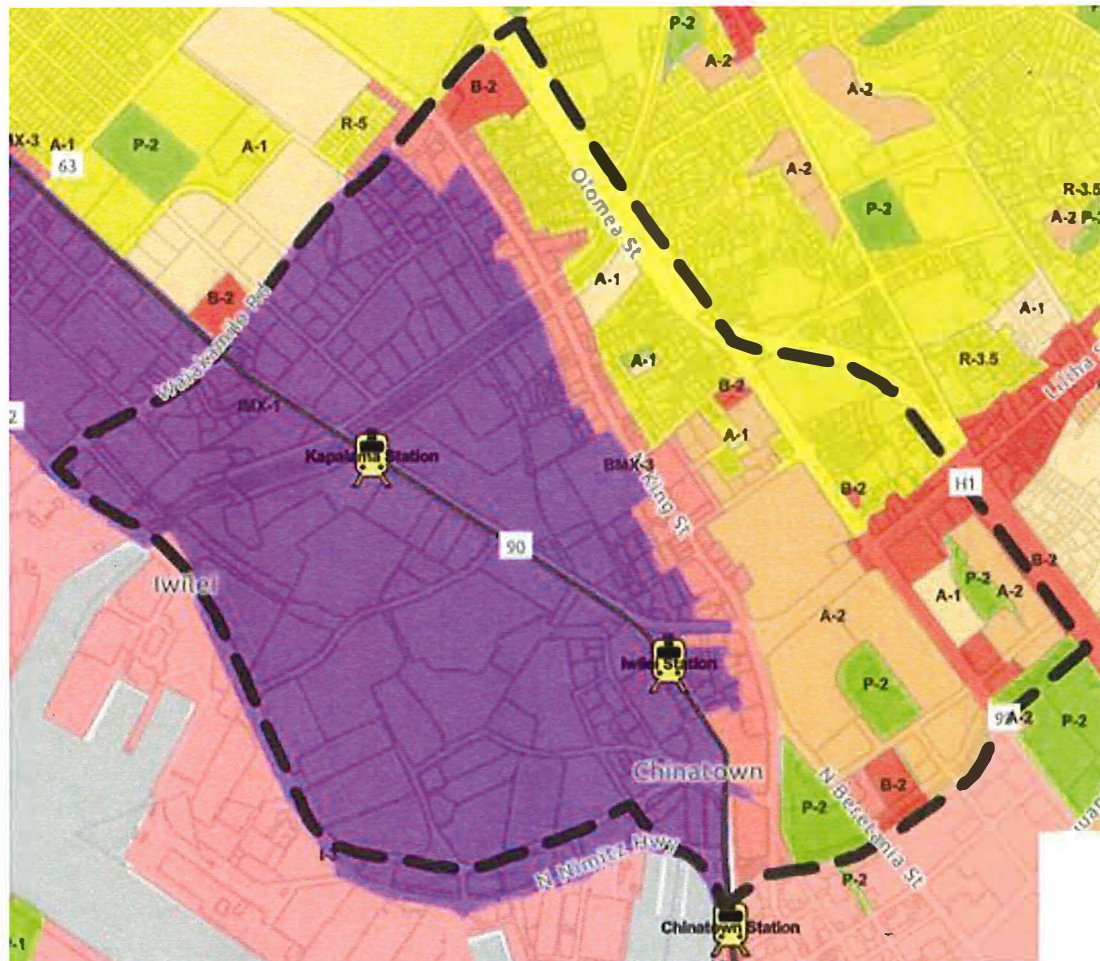
TOD PLAN AREAS



The project's study area falls within the City's two Neighborhood TOD Plan areas: **Kalihi and Downtown Neighborhood TOD Plans.**

Major infrastructure improvements are required to implement this vision for higher density, mixed-use development.

CURRENT ZONING



The existing zoning of the project's study area is predominantly Industrial-Commercial Mixed Use (IMX-1).

The remainder of the zoning consist of Business Mixed Use Community (BMC-3), Low and Medium Density Apartment (A-1 & A-2), Residential (R-5), General Preservation (P-2), and Community Business (B-2).

TOD PLAN

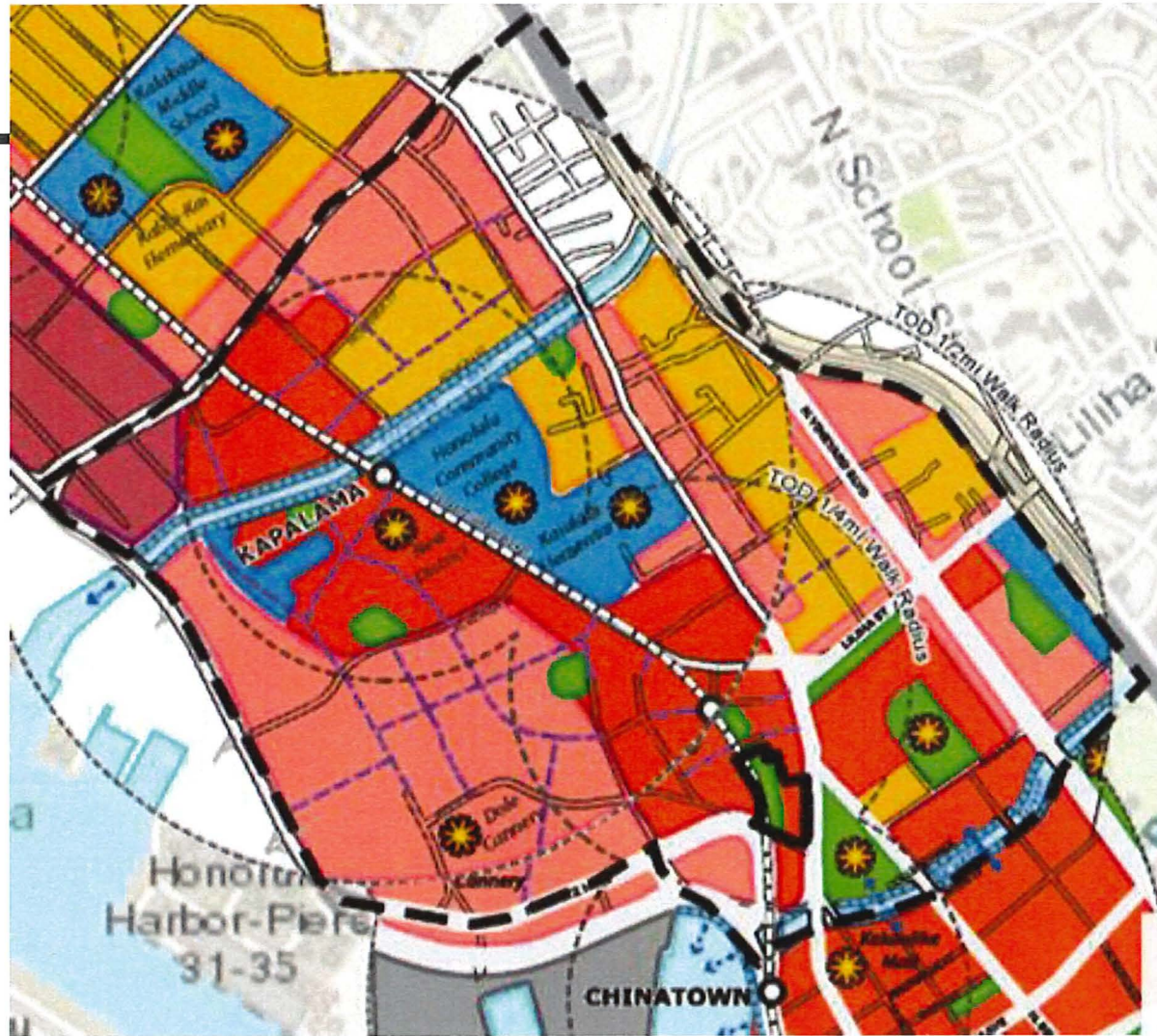


FIGURE 1-3:
TOD PLAN CONCEPT

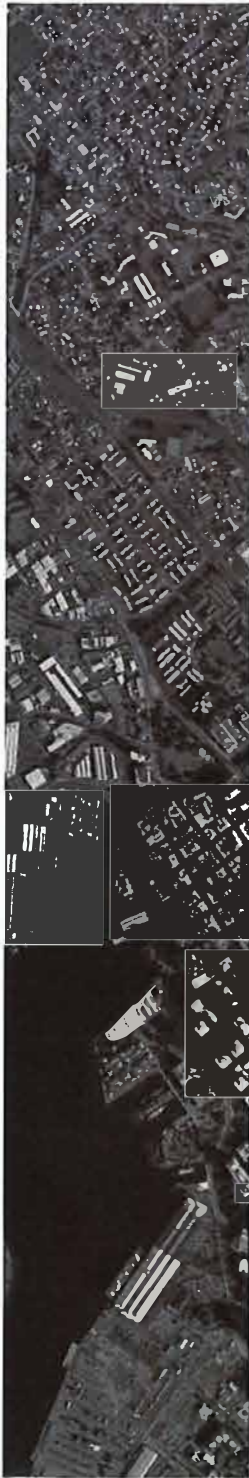


A reduction in industrial zoned areas and an increase in medium and high density mixed-uses (mixture of residential and commercial uses).



ENGINEERING ASSESSMENTS

- Sanitary Sewer System
- Storm Drainage Systems
- Water Systems
- Electrical Power Facilities
- Telephone and Communications Systems
- Solid Waste Disposal Program
- Cable TV Systems
- Traffic Signals
- Roadways and Street Light Systems



PROJECT STATUS

• Landowner Consultation and Data Collection

- March 2021 obtaining updated development plans from State and City agencies, private landowners.
- Data for planned development density and phasing of development plans.
- Analyze current and future infrastructure needs in the study area.

• Infrastructure Assessments

- Consultant team will model updated development data into their engineering assessments.
 - Consultants will be starting consultations with State and City agencies to confirm assumptions for infrastructure analysis.

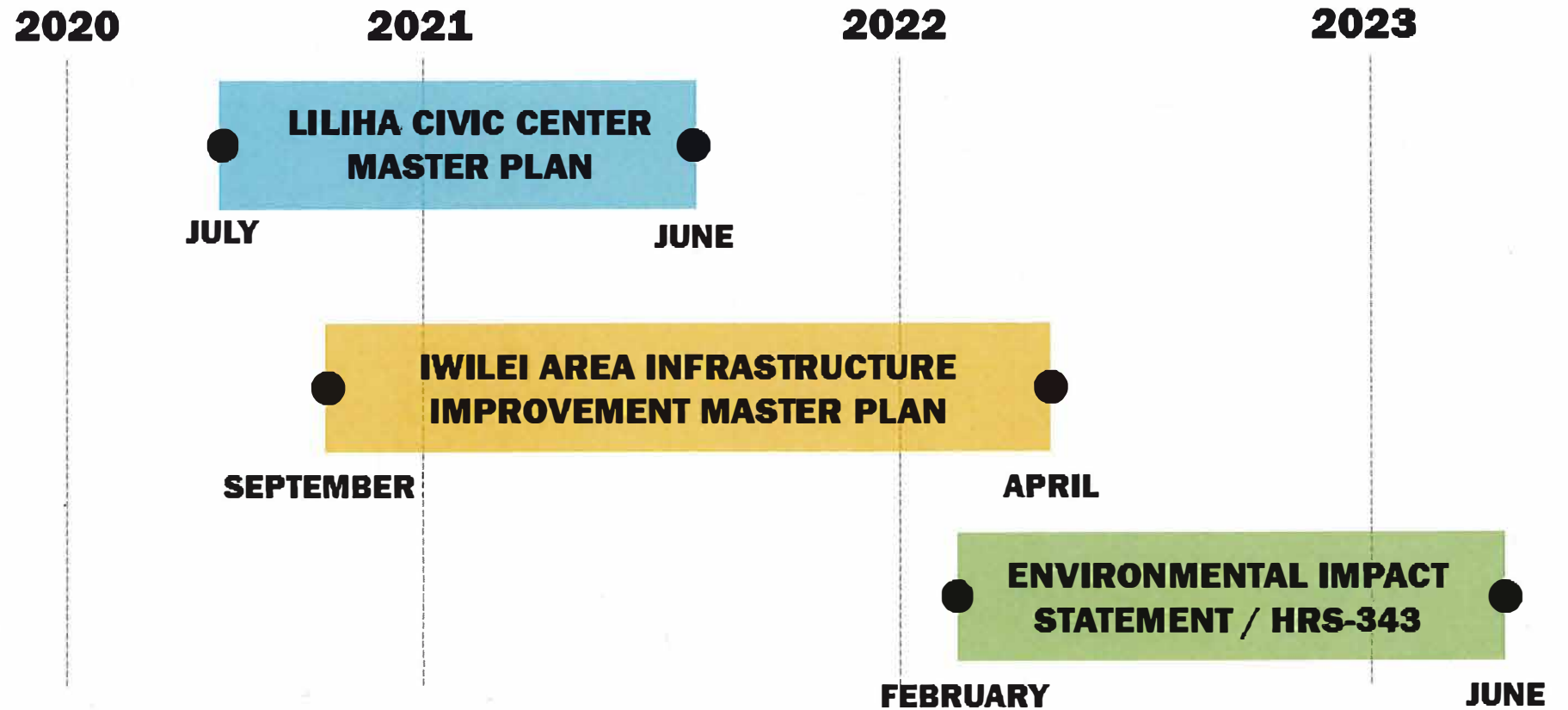
• Environmental Impact Statement

- Programmatic EIS to support the planning efforts on the Liliha Civic Center and the Infrastructure Master Plan. Commencement is pending.





PROJECT SCHEDULE*



*Subject to Change



MAHALO!



HHFDC
HAWAII HOUSING FINANCE &
DEVELOPMENT CORPORATION