

34 RAINBOW DRIVE AFFORDABLE HOUSING



Neil C Erickson, Housing Specialist V
County of Hawai'i Office of Housing & Community Development
1990 Kinoole Street, Ste 102, Hilo, Hawaii 96720

FY26 TOD CIP PLANNING GRANT



Project Description

Background

Objectives

Purpose / Need

TOD

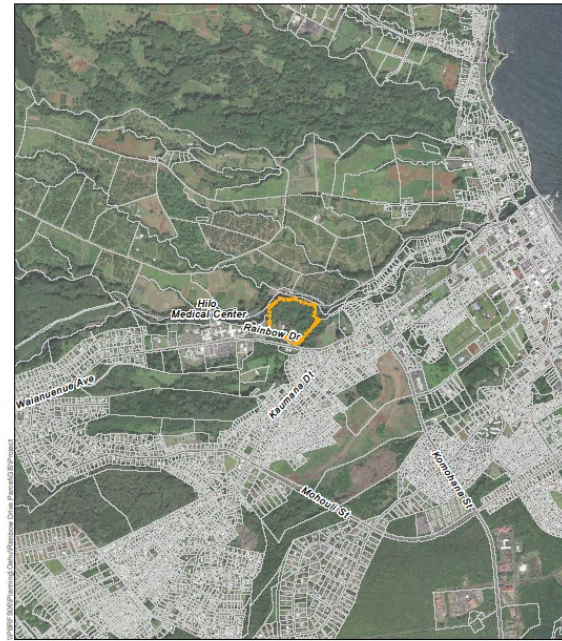
Scope of Work / Tasks

Budget

Deliverables

+

V



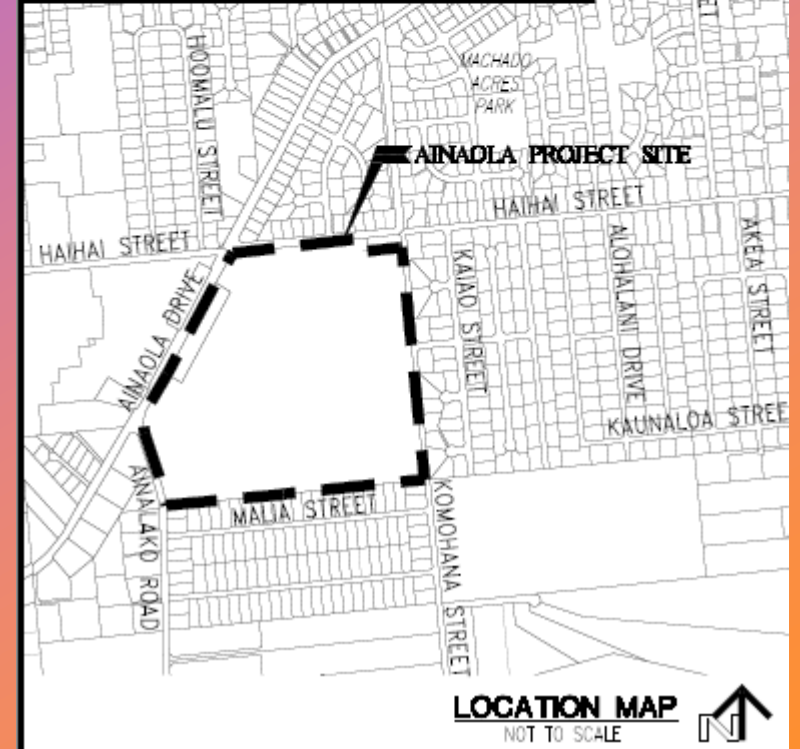
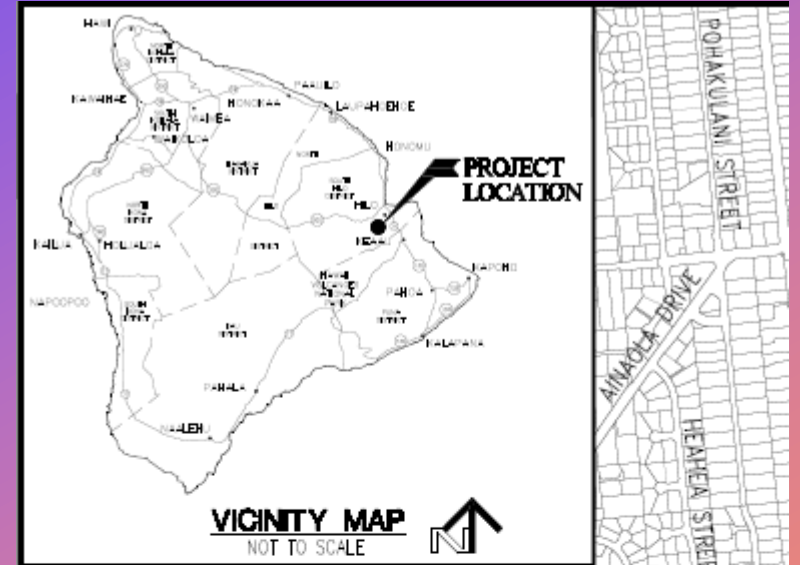
LEGEND

 Old Hilo Memorial Hospital Project Site

 Tax Map Key (TMK) Parcels

Regional Location Map
Old Hilo Memorial Hospital
On the Island of Hawaii
North
Linear Scale (feet)
0 1000 2000


Source: County of Hawaii, 2022. Esri Basemap.



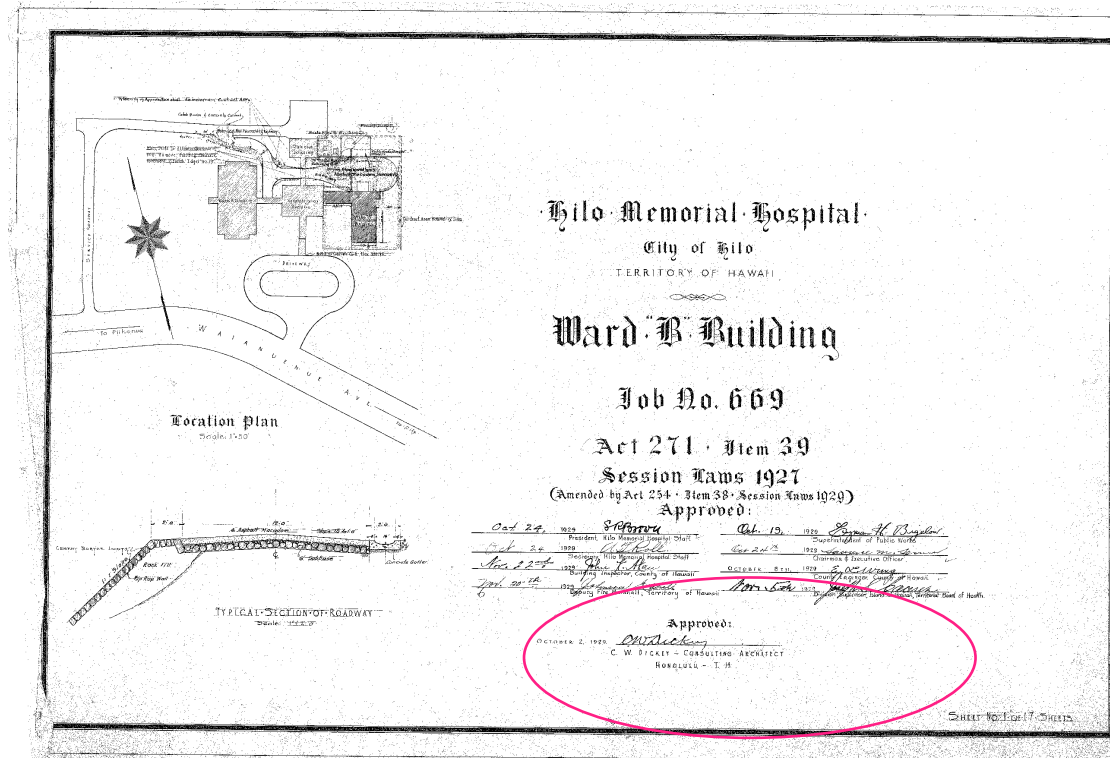


BACKGROUND

- Hilo Hospital
 -







NEEDS & OBJECTIVES

Master Plan

OPEN HOUSE 34 RAINBOW DRIVE MASTER PLAN

SEPTEMBER 14TH
5-6:45PM AT THE ARC OF HILO
(1099 WAIANUENUE AVE)

The Hawai'i County Office of Housing and Community Development invites you to attend its second community meeting to provide input on the conceptual master plan options for the vacant portions of 34 Rainbow Drive. During the Open House, attendees will have the opportunity to learn about, and comment on proposed future uses and preliminary conceptual plan layout options for the 34 Rainbow Drive property.

34 Rainbow Drive Master Plan Future Use Questionnaire

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 19, 2023 9:52:41 AM
Last Modified: Monday, June 19, 2023 9:54:14 AM
Time Spent: 00:01:33
IP Address: 104.128.97.10

Page 1

Q1 31 to 45 years old

What is your age?

Q2 Greater than 2 miles

How far from the project site do you live (please refer to the map below)?

Q3

Potential future uses. Please rank these identified future uses from highest (1) to lowest (9) per your preference. (At the first community meeting, one open-ended interactive polling question was asked regarding future uses on the Rainbow Drive Master Plan. More than a hundred votes were received. Answers were consolidated and classified under these nine potential future uses.)

Affordable Housing	1
Houseless Services Facilities	7
Community Garden	3
Medical Services (e.g., clinic, mental health facility)	2
Job Training/ Services (e.g., landscape training, vocational education)	6
Community Resource Center (e.g., children's learning center, museum)	4
Park/Recreation (e.g., dog park, riverside walking path)	8
Transportation (e.g., parking lot, bus stop)	5
Open Space Preservation	9

Q4

If your preferred future uses are not included in the nine answer choices provided under Question 3, please provide your ideas here.

Dog park



DUDEK

Rainbow Drive, Hilo Hawaii

0 87.5 175 350 Feet

N

Preliminary Grading and Developable Areas Summary

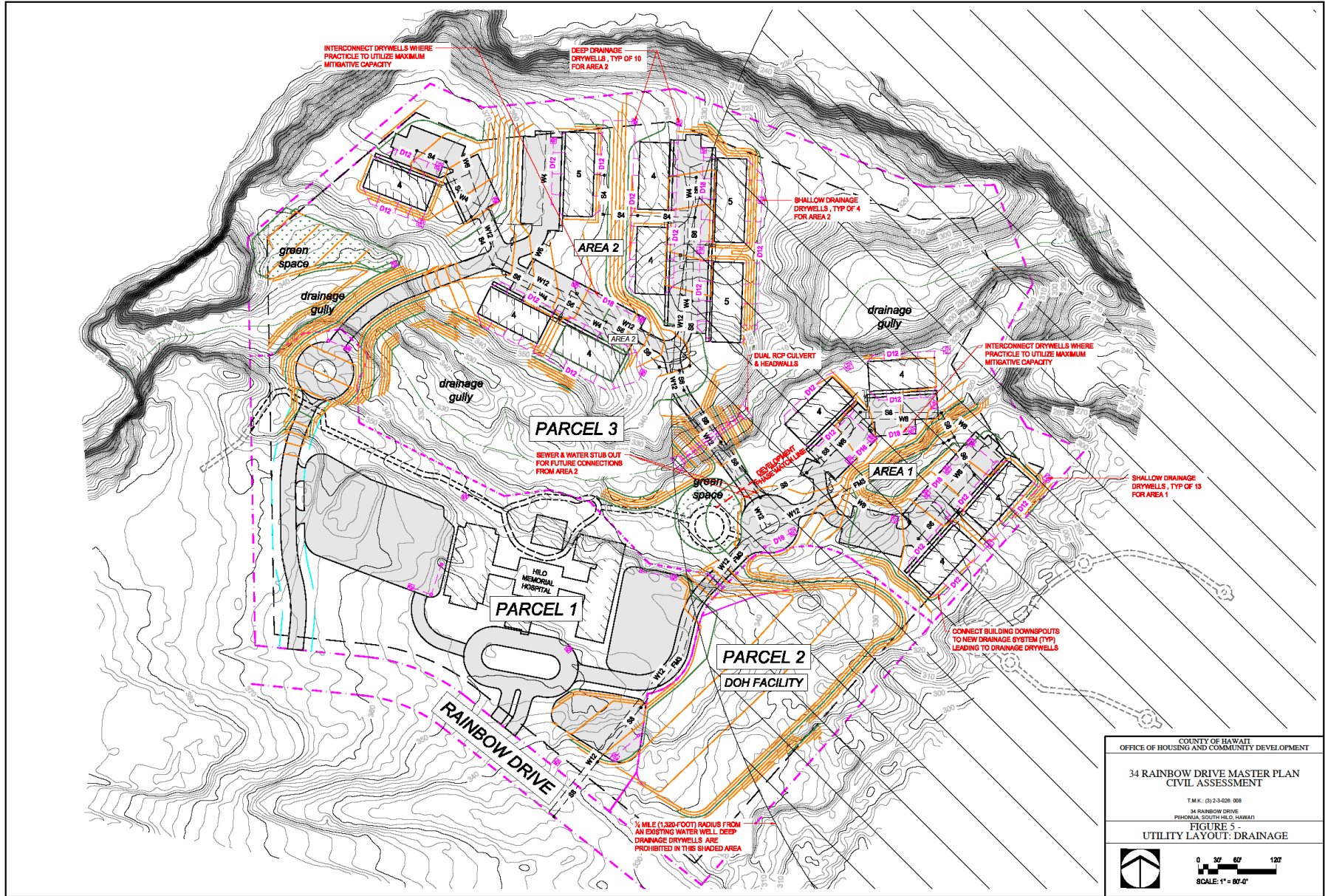
Development Area ID	Approximately Acreage	Current Use
1	0.8	Vacant
2	1.6	Vacant
3	1.7	Vacant
4	1.9	Vacant
5	0.6	Vacant
6	0.9	Vacant
7	0.6	Vacant
8	0.7	East Parking
9	0.9	Lawn
10	0.4	West Parking & Abandoned Basketball Court
11	0.5	Open land along the western driveway with short wall
TOTAL :	10.6	

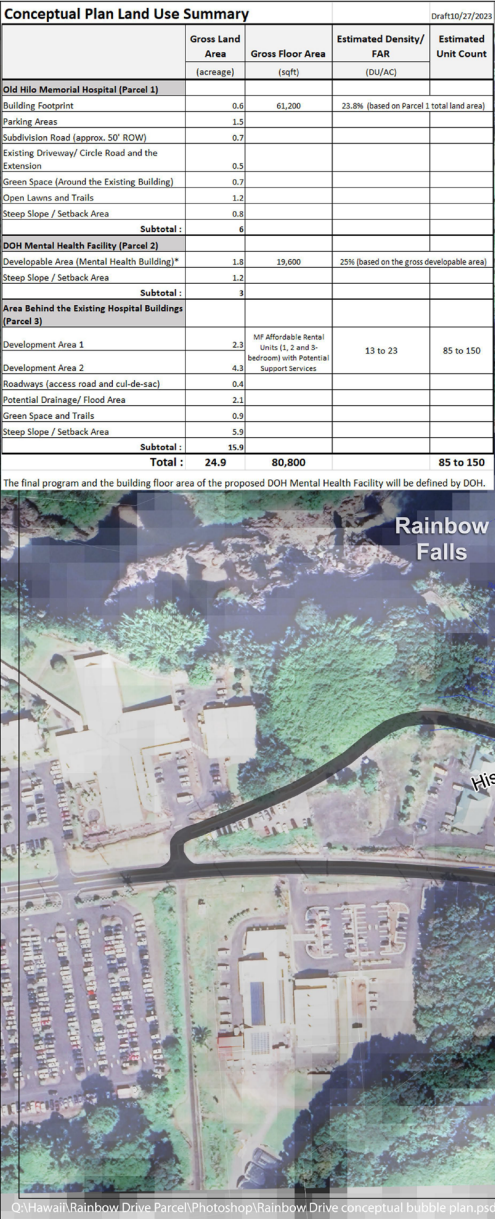


Confidential In-House Review and Comment Only

Alternative 1
Conceptual Bubble Plan
34 Rainbow Drive Property

Draft 7/23/2023

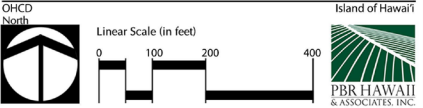




Residential Area Development Summary		
	2-story Residential Building	3-story Residential Building
Development Area 1 (+/-2.3ac)	# of DU	# of DU
Number of Dwelling Unit*	32	48
Density (DU/AC)	14	21
Number of Parking Space	88	88
Parking Ratio	2.7	1.8
	2-story Residential Building	3-story Residential Building
Development Area 2 (+/-2.3ac)	# of DU	# of DU
Number of Dwelling Unit*	70	105
Density (DU/AC)	16	24
Number of Parking Space	155	155
Parking Ratio	2.2	1.5
TOTAL Units: 102 153		
* Average unit size is 875 sqft (2bdrm Unit)		

Draft 10/27/2023

Conceptual Bubble Plan
34 Rainbow Drive Property



East Hawaii County Mass Transit Routes TOD Network Links



34 Rainbow Drive Master Plan - Area 1
Civil - Rough Order of Magnitude Cost Estimate

Date: March 9, 2024

DESCRIPTION	QUANTITY	UNIT	MAT.	LABOR	EQUIP.	Unit Cost	Total
SITE SUBTOTAL =							\$5,877,687.17
						10% Overhead	\$587,768.72
						10% Profit	\$646,545.59
						1% Bond	\$71,120.01
						4.7120% Tax	\$338,468.68
Total							\$7,521,590.17

Note:

1. This rough order of magnitude (ROM) cost estimate is based on the layout by PBR Hawaii, and as shown on Figure 2 - Conceptual Layout Plan.
2. The cost estimate is based on the civil improvements only. Costs for mechanical, electrical and architectural improvements are not included.
3. Actual budgeting and construction costs may differ for a number of reasons including but not limited to: change of layouts, change of scope, change of design and improvements, phasing, inflation and bid climate.
4. This cost estimate does not include provisions for contingency costs or price escalations.
5. Cost estimates are from Site Work & Landscape Costs, 42nd edition, 2023, Gordian/RS Means with a regional factor. Some items reflect observed local construction costs and engineers estimates.

34 Rainbow Drive Master Plan - Area 2
Civil - Rough Order of Magnitude Cost Estimate

Date: March 9, 2024

DESCRIPTION	QUANTITY	UNIT	MAT.	LABOR	EQUIP.	Unit Cost	Total
Site Improvement Subtotal =							\$4,804,563.31
SITE SUBTOTAL =							\$9,993,176.70
						10% Overhead	\$999,317.67
						10% Profit	\$1,099,249.44
						1% Bond	\$120,917.44
						4.7120% Tax	\$575,460.60
Total							\$12,788,121.84

Note:

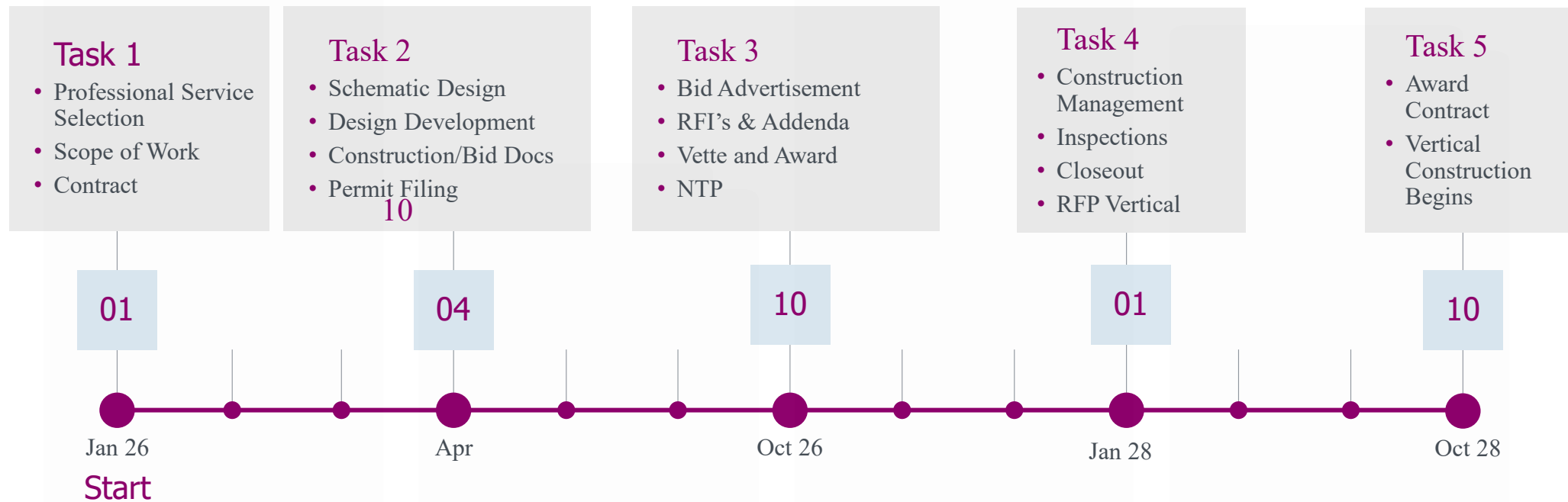
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34 Rainbow Drive Affordable Housing

FY26

Transit Oriented Development



34 RAINBOW DRIVE
AFFORDABLE HOUSING

+

○



THANK YOU

Neil C Erickson, Housing Specialist
County of Hawai'i Office of Housing and Community Development

Neilc.Erickson@hawaiicounty.gov
<https://www.housing.hawaiicounty.gov/development-preservation>

