

Dynamic Infrastructure Coordination and ▶ Execution Plan (DICE Plan)

Coordinating infrastructure to unlock housing and mixed-use development in the Iwilei-Kapālama-Kalihi corridor



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— GROUP —

TOD Council Presentation
January 16, 2026

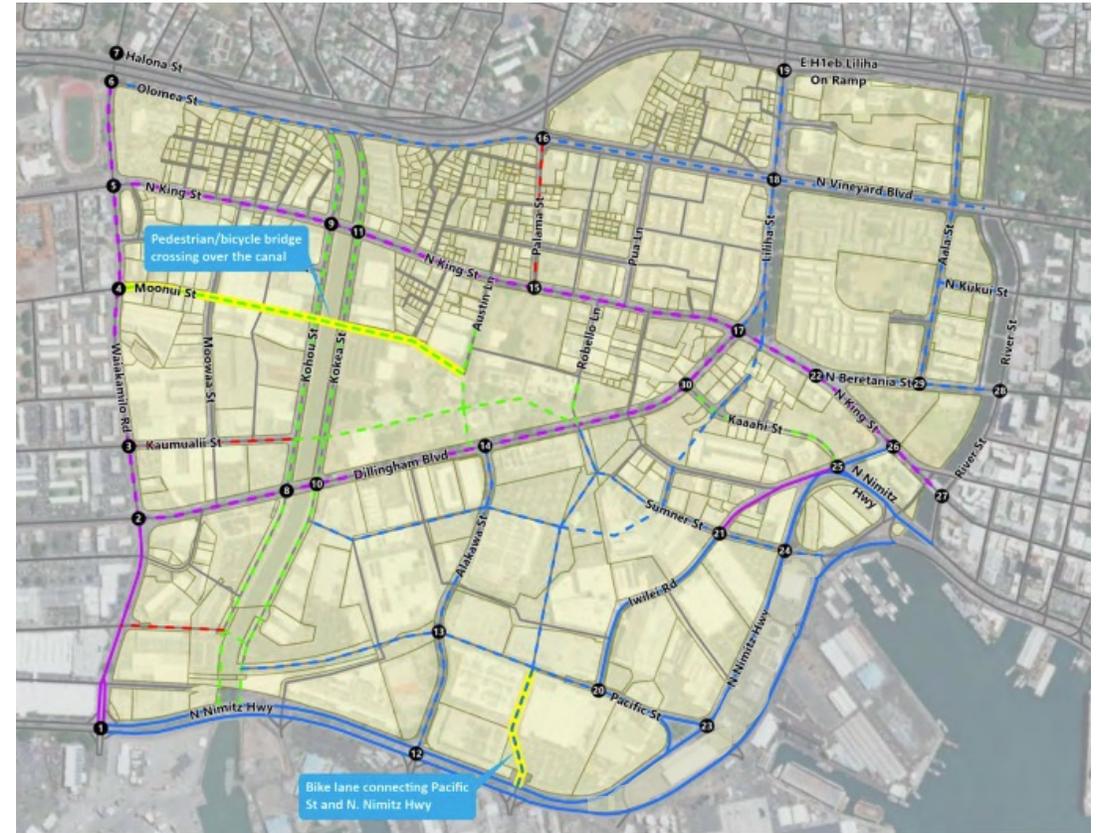


Agenda

- ▶ All about the DICE Plan
- ▶ Framework Elements
- ▶ Why this Matters
- ▶ Where We Are
- ▶ What's Next

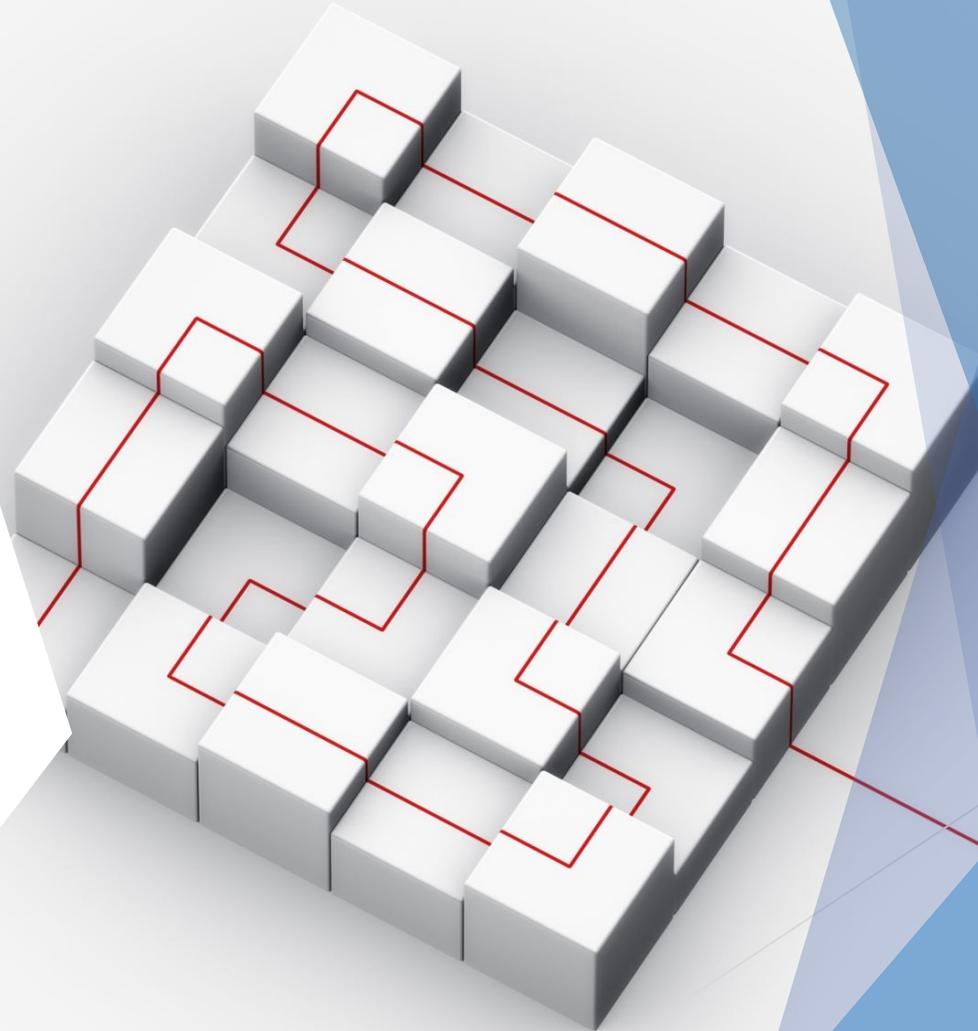
Focus Area

- ▶ Iwilei - Kapālama - Kalihi corridor
- ▶ TOD-designated region with complex, aging infrastructure
- ▶ Key infrastructure types: water, sewer, drainage, energy, roads, broadband
- ▶ Due to their being a handful of large landowners with plans for redevelopment, this is a prime place to coordinate infrastructure



What is the DICE Plan all about?

- ▶ Problem:
 - ▶ Aging infrastructure and fragmented planning across multiple agencies and landowners.
 - ▶ Masterplans for end state but no execution plan to get from current state to end state.
 - ▶ Delays and mismatches between development timing and infrastructure capacity.
- ▶ Opportunity:
 - ▶ Coordinate upgrades to unlock thousands of housing units sooner.
 - ▶ Leverage shared investment for greater efficiency.



Inventory of Plans

- ▶ Iwilei Infrastructure Improvement Master Plan (2023)
- ▶ Iwilei Infrastructure Improvement Master Plan Final EIS (2025)
- ▶ Kalihi Neighborhood TOD Plan (2017)
- ▶ Downtown Neighborhood TOD Plan (2020)
- ▶ Iwilei/Kapalama TOD Infrastructure Needs Assessment (2018)
- ▶ Iwilei-Kapalama Transportation Network Assessment (2021)





How the DICE Plan Works

- ▶ **Engage:** Work with landowners and utilities to understand the unique needs and plans.
- ▶ **Create:** Create a framework for gathering data and information to ensure usability by government, private sector, and public.
- ▶ **Inventory:** Gather all planned infrastructure projects from public & private sources.
- ▶ **Match:** Link each project to the development it enables (and vice versa).
- ▶ **Prioritize:** Identify which improvements unlock the most housing fastest.
- ▶ **Coordinate:** Work with all parties to stage investments efficiently.
- ▶ **Update:** Keep the model current with real-time data and changing conditions.



For Developers: Predictable timelines and capacity information.

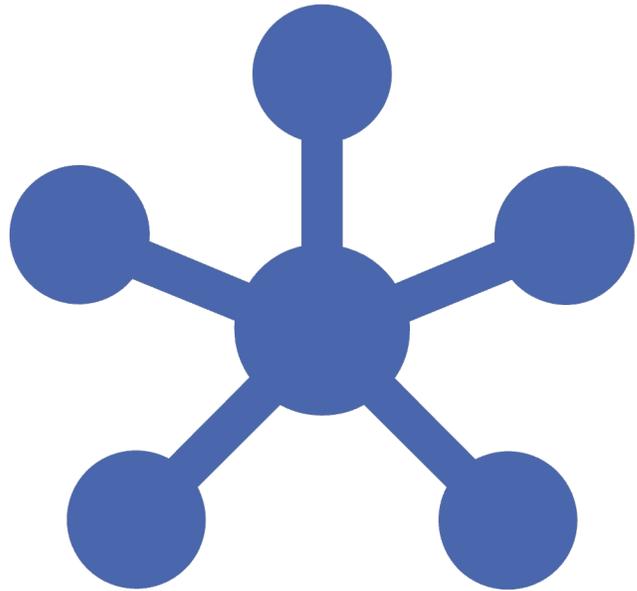


For Government: Data-driven investment sequencing and reduced duplication.



For Communities: Faster delivery of housing with community coordinated development instead of piecemeal delivery.

What Does Success Look Like?

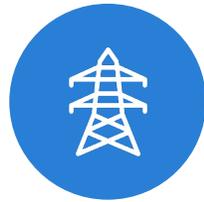


Framework Elements

Infrastructure Elements



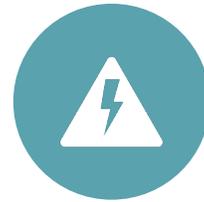
WATER



TELECOM



GAS



ELECTRIC



CABLE



SEWER



DRAINAGE



TRAFFIC



ENVIRONMENTAL



PUBLIC SPACES



What these infrastructure elements mean for our community

- ▶ **Clean Water** - Pipes, storage tanks, pump stations that bring drinking water to homes and businesses.
- ▶ **Wastewater** - Treatment plants and sewer lines that carry used water away safely.
- ▶ **Power & Energy** - Substations, gas transmission, power lines, and transformers that keep the lights on.
- ▶ **Flood & Storm Protection** - Culverts, drains, and green spaces to prevent flooding.
- ▶ **Roads & Mobility** - Streets, bike paths, parking, and traffic signals.
- ▶ **Connectivity** - Internet and phone cables, cell towers.
- ▶ **Public Spaces & Environment** - Parks, soil clean-up for safe redevelopment, and planning for climate change.

Infrastructure Element Attributes

Service Area: Start/end points or area coverage

Project Served: Supported developments or land uses

Capacity: Technical specs (e.g., MGD, kV, ft³/sec)

Dimensions: Size, elevation, length, etc.

Secondary Benefits: Public realm, co-location opportunities

Constraints: Regulatory, environmental, physical barriers

Improvement Type: New addition or upgrade

Developer Project Data Integration



Project Owner
and Site



Planned Land
Use & Unit
Delivery



Projected
Timeline



Phase
Breakdown



Known
Infrastructure
Dependencies

Infrastructure-Project Relationship Mapping

- ▶ Goal: Build two-way dependencies:
 - ▶ Infrastructure → Enables Development
 - ▶ Development → Requires Infrastructure
- ▶ Include: Required By Date





Infrastructure Areas: Ahupua'a Model

Why Does the DICE Plan Matter?



Faster housing delivery



Less traffic disruption from uncoordinated construction

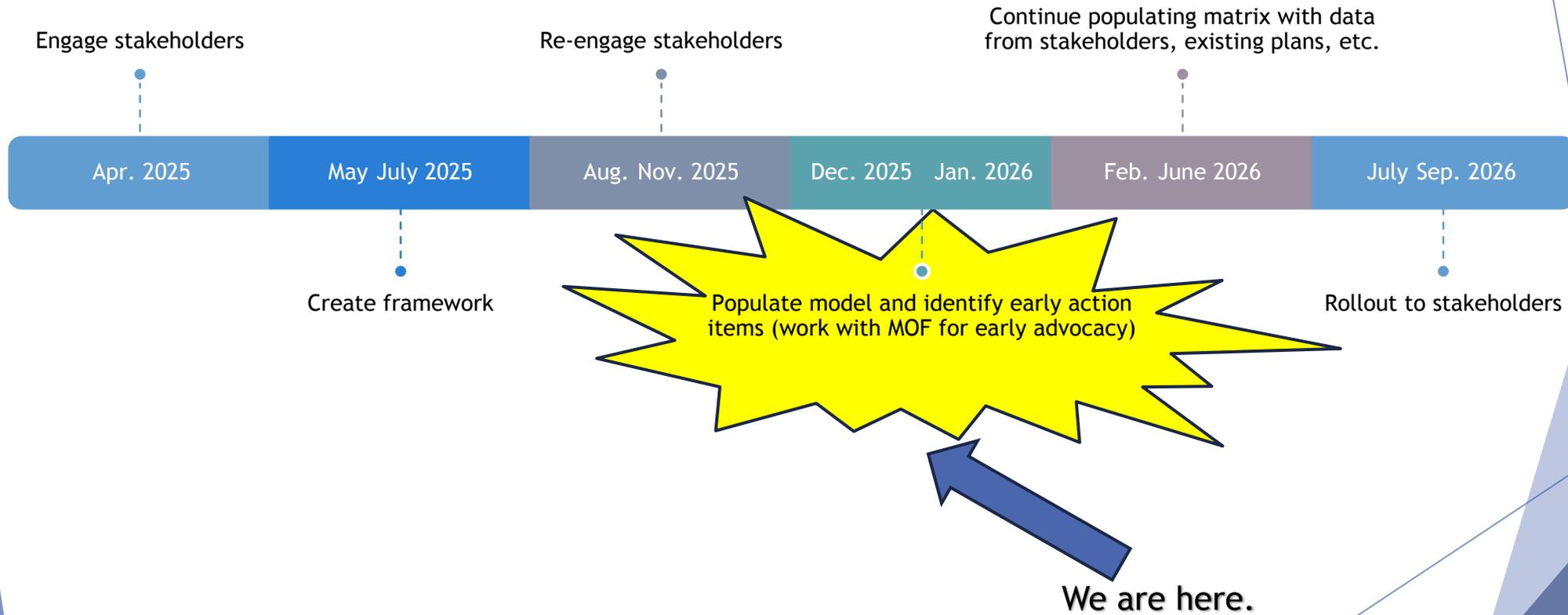


Lower utility costs over time through shared investments



More resilient infrastructure for flooding and climate events

Timeline



Pua Lane Project, Kamakela Area

What This Project Includes

- Pua Lane Drain
- Pua Lane Diversion Line
- Kukui Gardens Drain

Together, these improvements correct system deficiencies and move stormwater out of constrained areas to meet City standards.

Why This Project Matters

- Drainage is the primary infrastructure bottleneck in the Kamakela area.
- Flooding limits redevelopment and delays other infrastructure investments
- Current conditions force costly, parcel-by-parcel mitigation that does not solve systemwide issues

What This Project Unlocks

- Predictable permitting and coordinated redevelopment
- Reduced need for oversized on-site detention
- Faster, more cost-effective housing delivery
- Improved public drainage performance and resilience

Housing Supported (Planning-Level): ~4,325 units across private and public sector
(Mayor Wright Homes: +2,084 net units; project already underway but benefits from improved drainage)

Cost (Planning-Level): ~\$31-35M (2025-2026 dollars)



Iwilei Drainage Improvements, Kūwili Area

What This Project Includes

- ▶ Costco Drain - captures stormwater at a known low point
- ▶ Costco Diversion Line - redirects flows away from constrained areas

Together, these improvements reduce ponding, backwater conditions, and stress on downstream systems.

Why This Project Matters

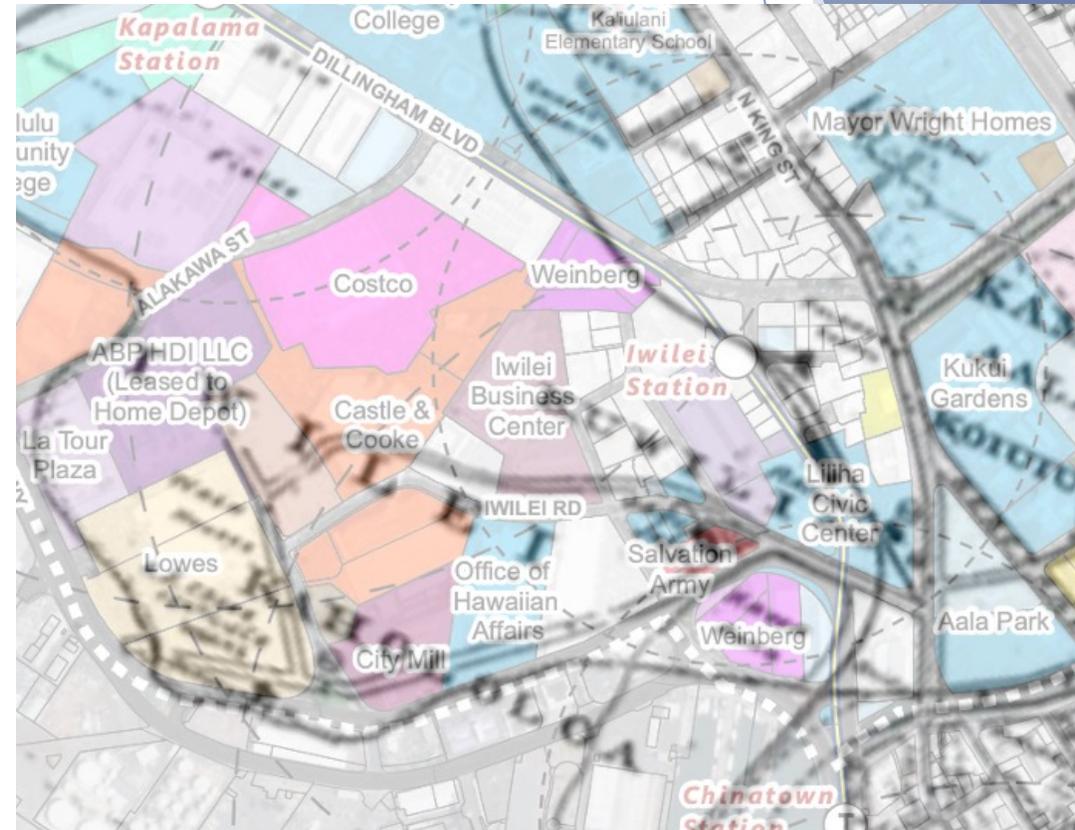
- ▶ Frequent flooding during moderate storms
- ▶ Backwater impacts along Alakawa Street and Iwilei Road
- ▶ Low-lying coastal conditions require upstream interception to improve reliability

What This Project Unlocks

- ▶ Reduced flooding frequency and duration
- ▶ Safer roadway and parcel access during storms
- ▶ Clearer assumptions for future infrastructure investment
- ▶ Reduced risk to critical infrastructure (e.g., HECO substation) under typical conditions

Housing Supported (Planning-Level): ~2,200+ units (excluding future OHA capacity)

Cost (Planning-Level): ~\$20-22M (2025-2026 dollars)



What's Next?

- ▶ **Ongoing Coordination** - Continue meetings with landowners, utilities, and key partners to align timelines.
- ▶ **Regular Updates** - Share progress, milestones, and opportunities to provide input.
- ▶ **Collaborative Action** - Work together to unlock housing and community improvements faster.



Mahalo!

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