

AGENCY TOD/TRD Project Fact Sheet

Proposed O-39

9-Jan-20

1	Agency	Hawaii Housing Finance and Development Corporation		
2	Transit Station/Bus Stop	Iwilei Transit Station		
3	Project Name	Iwilei Master Plan and EA/EIS		
4	Street Address	Various		
5	Tax Map Key/s	1-5-007:001 Liliha Civic Center (DAGS/HHFDC) 3.8 ac 1-7-027:001 Aala Park (portion, EO to City) 3.6 ac. 1-7-026:006 Kalanihuia Apartments (HPHA) 1.9 ac. 1-7-026:053 Kukui Gardens (EAH Housing/HHFDC) 9.4 ac 1-7-029:003 Mayor Wright Homes (HPHA) 14.8		
6	Land Area (acres)	Approximately 34 acres.		
7	Zoning	BMX-3, A-2, P-2		
8	Fee Owner	State of Hawaii		
9	Lessee/s	EAH Housing (parcel 1-7-026: 053 only)		
10	Current Uses	Residential, Civic, and Park		
11	Encumbrances (if any)	TBD		
12	Summary Project Description	The project involves preparation of development programs and land use master plans for various State-owned parcels near the planned Iwilei transit station. The programs/plans, together with projections of anticipated projects, will be used as a basis to determine required infrastructure improvements in the vicinity of the Iwilei transit station. An EIS or EA meeting the requirements of HRS Chapter 343 will be prepared to assess impacts associated with development of the State-owned projects and construction of infrastructure improvements.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Existing uses, historic building on parcel 1-5-007:001, infrastructure capacity, possible easements and other encumbrances.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning 2020-2021	Design 2022-2023	Construction Starting in 2024
15	Project Status	Initiating master plan.		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning \$5M	Design TBD	Construction TBD
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning DURF	Design TBD	Construction TBD
19	Contact Person (Name, Email Address)	Denise Iseri-Matsubara, denise.iseri-matsubara@hawaii.gov		
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports	The For Action approving a budget to prepare a master plan and EA or EIS and authorizing the HHFDC Executive Director to enter into Memorandums of Understanding with stakeholders is attached.		

Development of the Honolulu rail transit project and Iwilei Transit Station presents an opportunity to evaluate State-owned lands in close proximity to the station and to optimize their use to support the state's goals for Transit-Oriented Development. Significant off-site infrastructure upgrades will be necessary to enable redevelopment of the State-owned properties. An infrastructure assessment, cost estimates, and financing strategy will be prepared as part of the master plan.

MOU/MOA with various State and City agencies and other stakeholders will be necessary for the preparation of a Master Plan and Environmental Assessments or Impact Statements for infrastructure improvements and development/redevelopment of State properties and the establishment of a regional State infrastructure subaccount under §201H-191.5, HRS.

Development/redevelopment of the State-owned parcels will require compliance with Chapter 343, HRS, due to the use of state land and funds.

The scope of work for the master planning will include, but not be limited to, the following:

- Conduct workshop meeting(s) with the HHFDC, DAGS, HPHA, Department of Land and Natural Resources, and other stakeholders to determine parcels to be included in the planning effort, the development program, development phasing, and design considerations.
- Prepare master plan concepts for the state-owned parcels taking into consideration the preferred development program, design preferences, infrastructure availability, phasing and impact to existing uses, and development cost.
- Prepare a preliminary engineering report and cost projections to investigate on-site and off-site infrastructure requirements for the preferred master plan concept.
- Prepare a master plan report documenting the planning process, summarizing input obtained from agency and community meetings, findings of the preliminary engineering report, cost estimates, infrastructure financing, and considerations for each of the alternative master plan concepts.
- Prepare a Phase I environmental site assessment for the parcels included in the master plan to determine the presence of lead, asbestos, or other contaminants that may impact use of the property.
- Prepare an Environmental Assessment or Environmental Impact Statement, and supporting studies, as applicable, in compliance with Chapter 343, HRS.
- Conduct community meetings, during the master planning process and the Environmental Assessment or Environmental Impact Statement process.

