



# **LILIHA CIVIC CENTER & IWILEI INFRASTRUCTURE MASTER PLAN PROJECT**

January 12, 2021





# MEETING OBJECTIVES

---

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



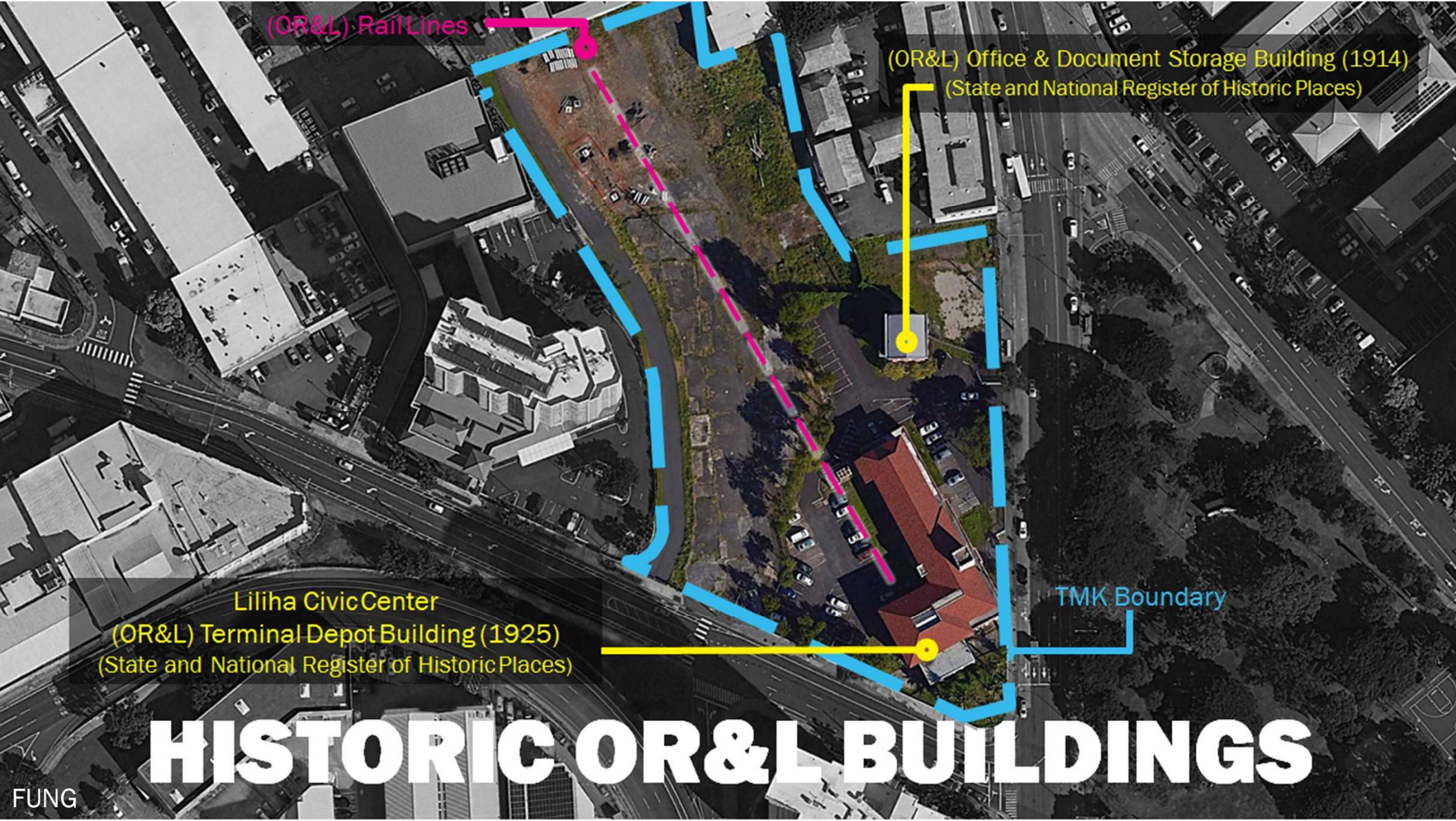
# LILIIHA CIVIC CENTER MASTER PLAN SITE



NOT TO SCALE 

Source: Google Earth, Accessed 2020





(OR&L) Rail Lines

(OR&L) Office & Document Storage Building (1914)  
(State and National Register of Historic Places)

TMK Boundary

Liliha Civic Center  
(OR&L) Terminal Depot Building (1925)  
(State and National Register of Historic Places)

# HISTORIC OR&L BUILDINGS





# PROJECT PURPOSE

---

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



**LIVE**

- Housing
- Affordable Housing



**WORK**

- State Offices
- Office Space
- Commercial Uses



**PLAY**

- Outdoor Space
- Shopping





# PROPOSED LAND USES

---

- **State Offices – ± 215,000** 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**



# PARKING REQUIREMENTS

---

- Standards
  - Current Land Use Ordinance (LUO)
  - TOD zoning
  - 201-H parking exemption





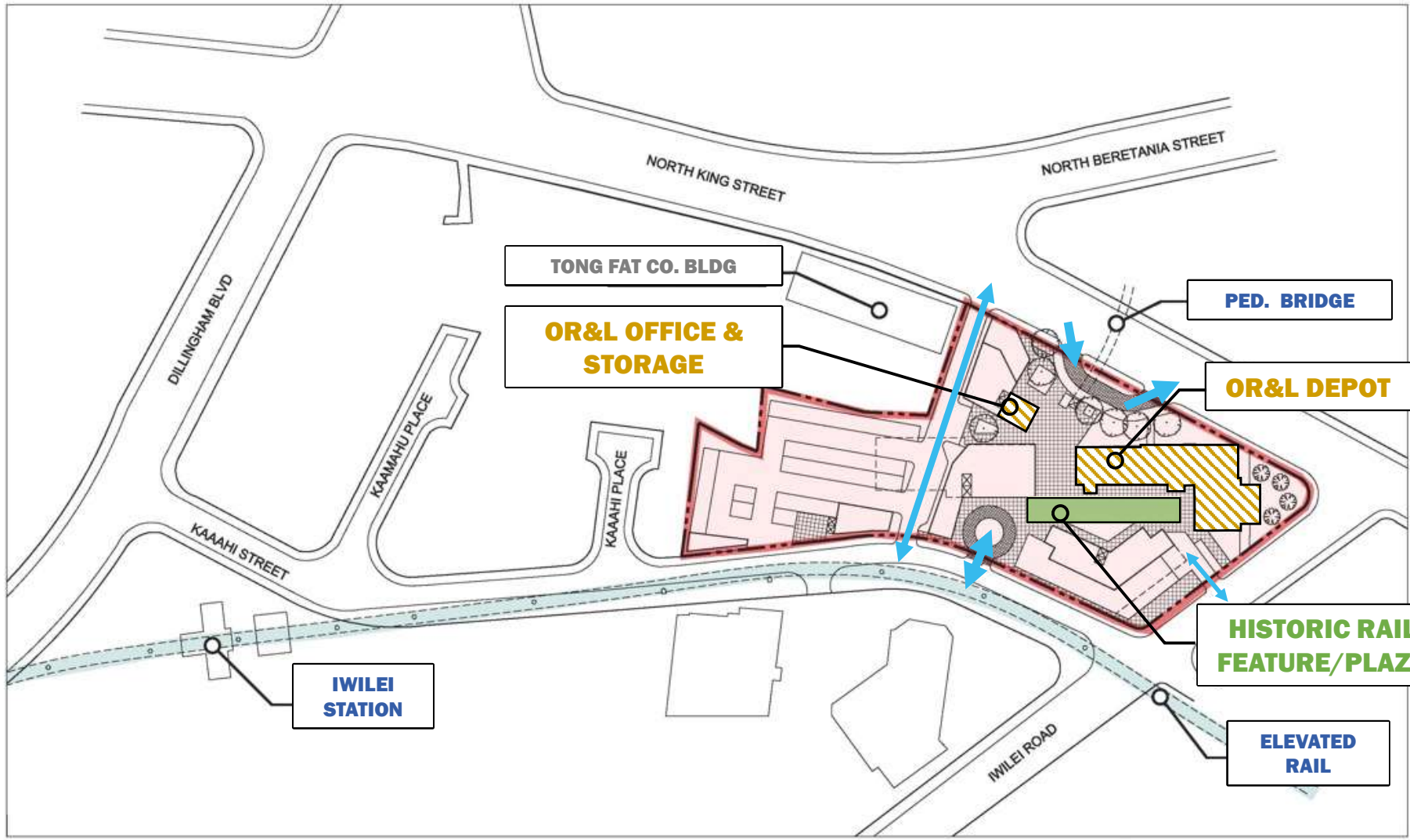
# PARKING CONSIDERATIONS

---

## Typologies

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

**OPTION 1**



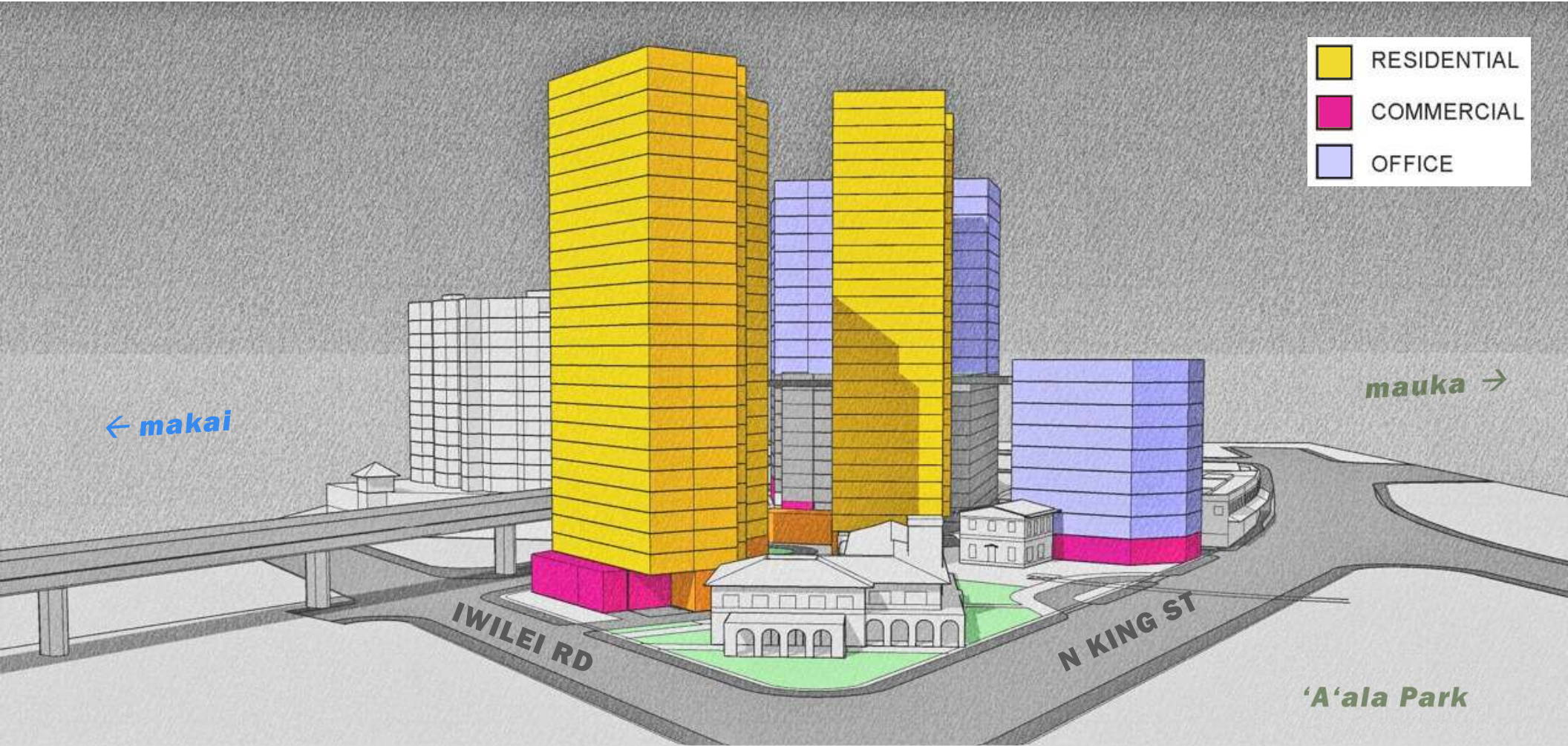
**DESIGN PARTNERS**  
INCORPORATED

**SITE PLAN**



0 100' 200'  
SCALE: 1" = 100'





- RESIDENTIAL
- COMMERCIAL
- OFFICE

← makai

mauka →

IWILEI RD

N KING ST

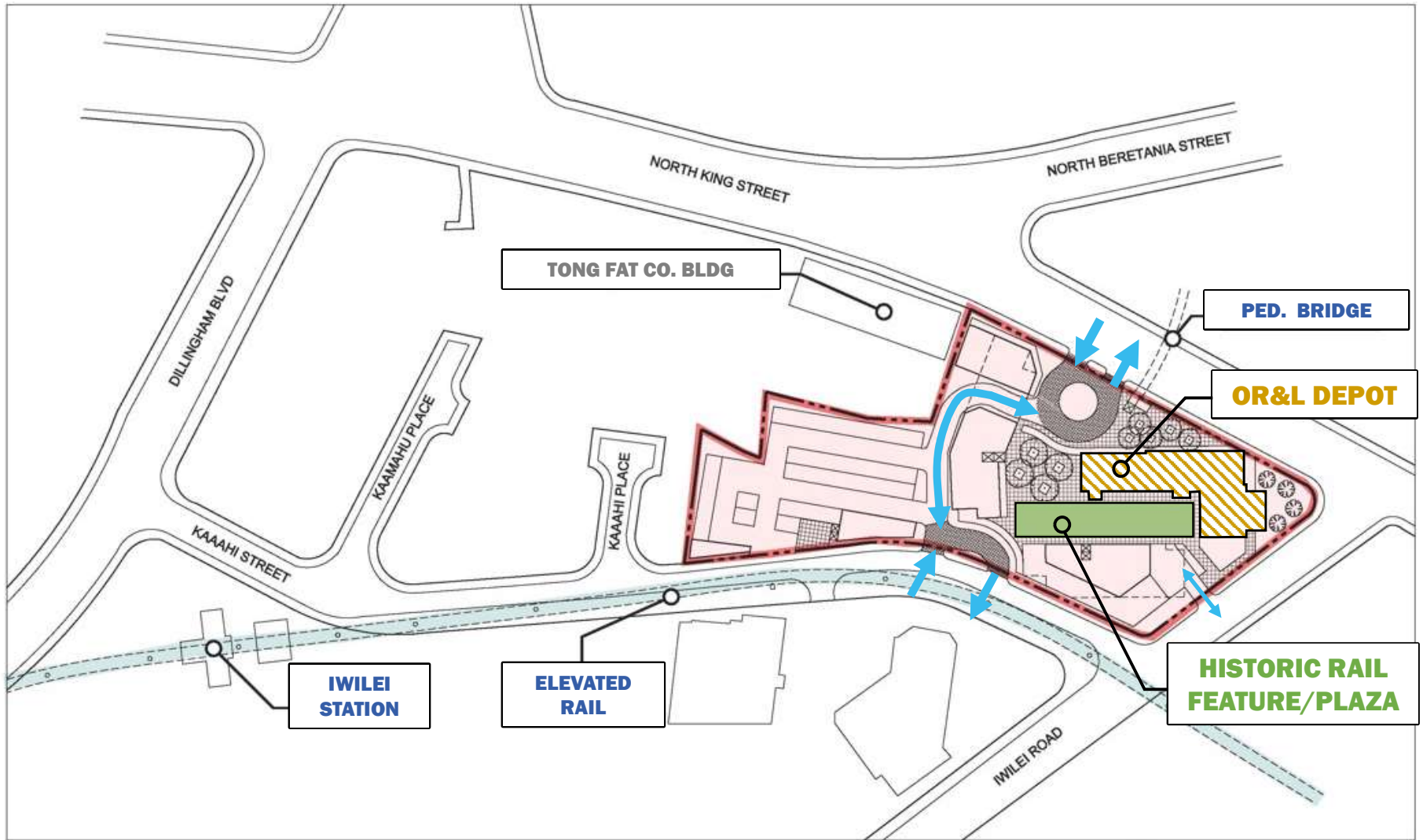
'A'ala Park

# OPTION 1 MASSING STUDY





**OPTION 2**

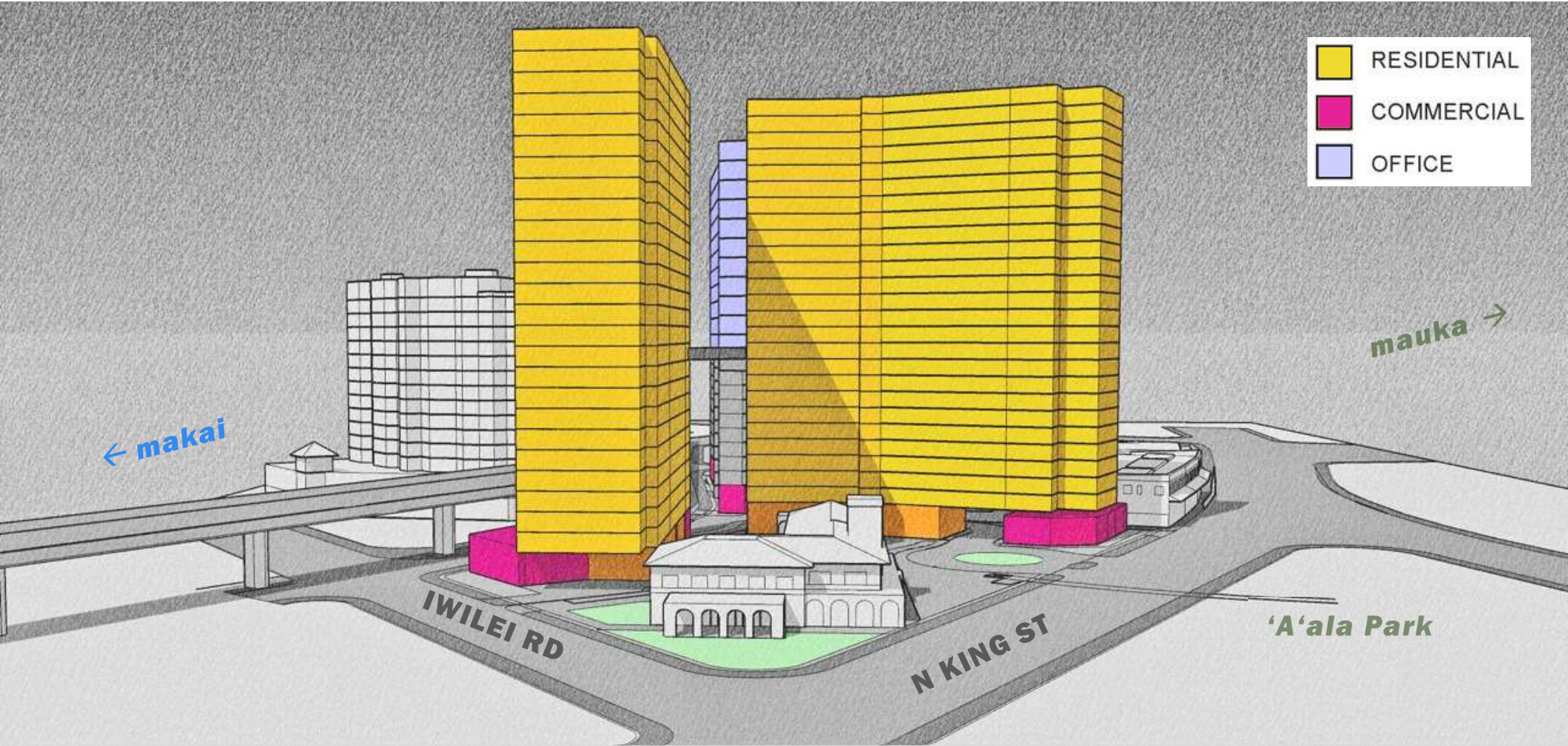


**DESIGN PARTNERS**  
INCORPORATED

**SITE PLAN**



0 100' 200'  
SCALE: 1" = 100'



- RESIDENTIAL
- COMMERCIAL
- OFFICE

← makai

mauka →

IWILEI RD

N KING ST

'A'ala Park

# OPTION 2 MASSING STUDY



An aerial photograph of a city, likely Honolulu, Hawaii, showing a dense urban area with a river winding through it. A large stadium is visible in the lower right quadrant. The image is overlaid with a semi-transparent grey layer.

# **IWILEI INFRASTRUCTURE IMPROVEMENT MASTER PLAN**

---

**BACKGROUND | INFRASTRUCTURE PARAMETERS**





# IWILEI INFRASTRUCTURE MASTER PLAN AREA





# INFRASTRUCTURE STUDY AREA





# BACKGROUND INFORMATION

---

## City and State Intergovernmental Agreement

- State-owned developable lands in the Iwilei neighborhood, within a half-mile distance of the rail transit station;
- Potential for smart growth and transit-oriented development in the State;
- HHFDC and City and County of Honolulu Intergovernmental Agreement for master planning and construction of infrastructure improvements for State and City owned parcels in the Iwilei neighborhood;
- Build upon existing City TOD plans, studies, and the State's TOD project planning.







# BACKGROUND INFORMATION

---

- Incorporation of information from City and non-governmental entities:
  - Current and planned development of City-owned parcels
  - Known developments by non-governmental entities
- Develop an Infrastructure Master Plan for the Iwilei area
- Preparation of an Environmental Impact Statement



## PRIOR PLANS AND STUDIES

---

- [Kalihi Neighborhood TOD Plan](#) (City TOD Plan, adopted March 2017)
- [State of Hawai'i Strategic Plan for TOD](#) (State TOD Properties, August 2018)
- [Iwilei-Kapālama TOD Infrastructure Needs Assessment](#) (City Infrastructure Plan, August 2018)
- [O'ahu Bike Plan](#) (City Complete Streets Program, December 2019 Update)
- [Downtown Neighborhood TOD Plan](#) (City TOD Plan, adopted July 2020)
- [State TOD Planning and Implementation Project for the Island of O'ahu](#) (State Infrastructure Plan, July 2020)







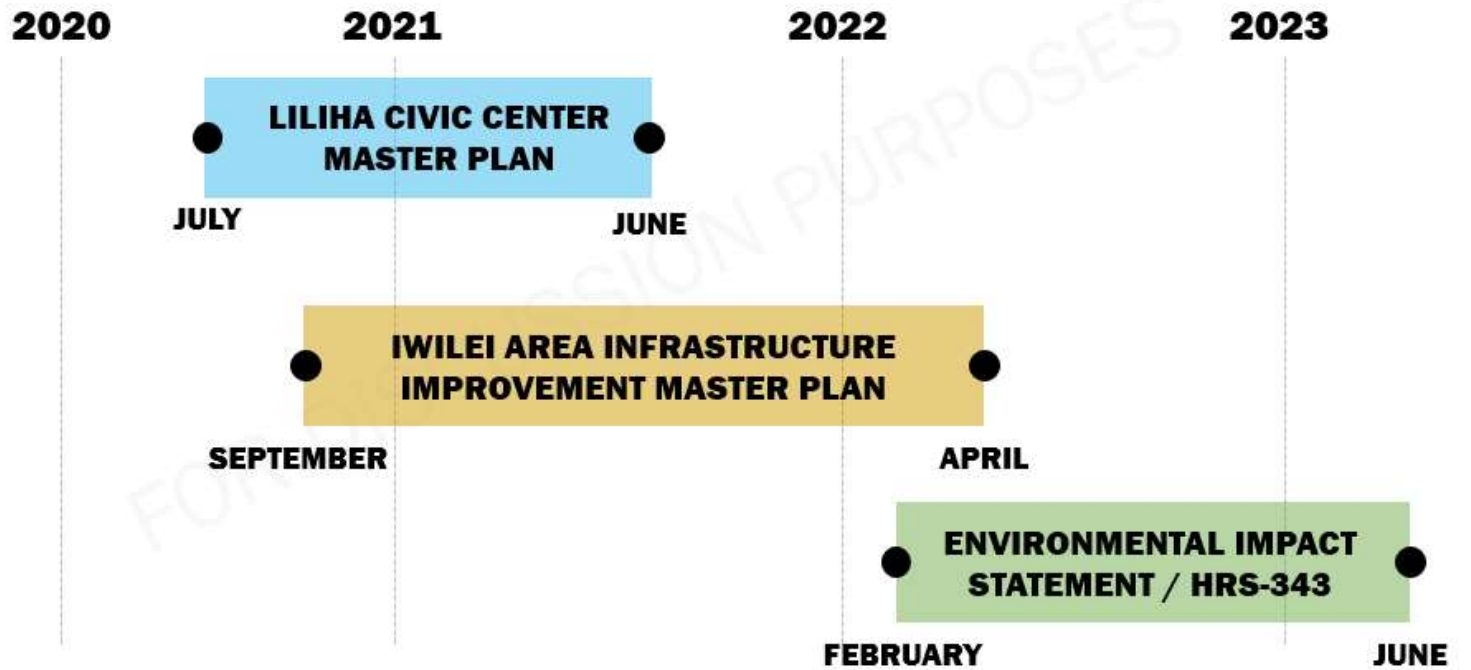
# ENGINEERING STUDIES

---

- 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 SCHEDULE\*



\*Subject to Change





**MAHALO!**

