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.
LILIHA CIVIC CENTER
MASTER PLAN SITE

Source: Google Earth, Accessed 2020
HISTORIC OR&L BUILDINGS

(OR&L) Rail Lines

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

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

TMK Boundary
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
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 MASSING STUDY
OPTION 2

SITE PLAN

IWILEI STATION
ELEVATED RAIL
TONG FAT CO. BLDG
PED. BRIDGE
OR&L DEPOT
HISTORIC RAIL FEATURE/PLAZA
OPTION 2 MASSING STUDY
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.
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 Hawaiʻi Strategic Plan for TOD (State TOD Properties, August 2018)
• Iwilei-Kapālama TOD Infrastructure Needs Assessment (City Infrastructure Plan, August 2018)
• Oʻahu 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 Oʻahu (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*

- **LILIHA CIVIC CENTER MASTER PLAN**
  - July 2020

- **IWILEI AREA INFRASTRUCTURE IMPROVEMENT MASTER PLAN**
  - September 2020

- **ENVIRONMENTAL IMPACT STATEMENT / HRS-343**
  - February 2023

*Subject to Change
MAHALO!