

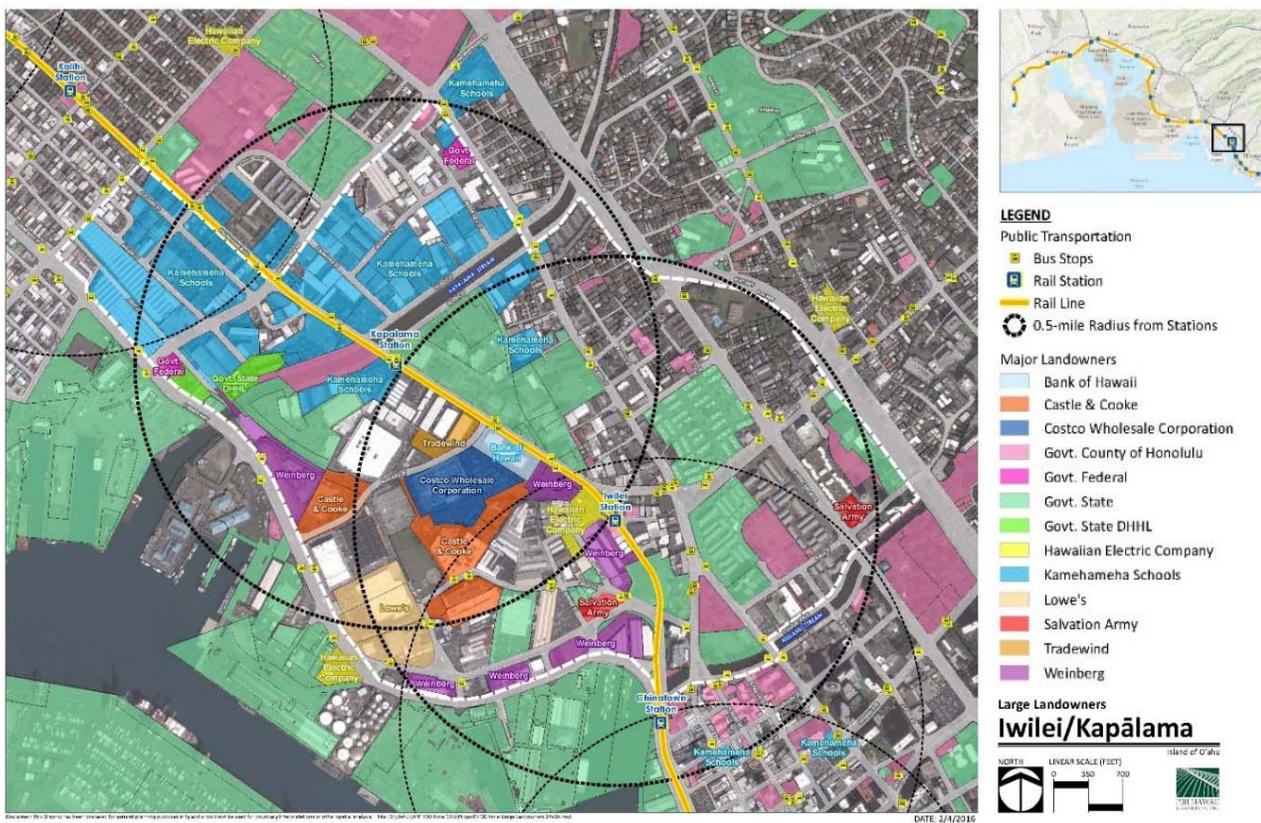
# Iwilei-Kapalama TOD Infrastructure Strategy

City and County of Honolulu, Department of Planning and Permitting  
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## Overview

The City and County of Honolulu is developing the Iwilei-Kapalama Transit-Oriented Development (TOD) Infrastructure Strategy to advance improvements to support new development in the Iwilei and Kapalama rail station areas. As envisioned in the Downtown and Kalihi Neighborhood TOD Plans, the area will grow into an urban mixed-use neighborhood with housing, jobs, shopping, and services within easy walking distance of the rail stations. The planning team has engaged public and private property owners and infrastructure agencies to identify critical investments needed to accommodate anticipated growth, with a high priority on supporting affordable housing development. The assessment includes high-level cost estimates for infrastructure improvements, a phasing strategy, and other recommendations to support TOD. An associated study is exploring innovative financial tools to help fund the necessary improvements.

These efforts are complemented by several other City-led projects to support TOD: the creation of a linear park along Kapalama Canal, the Iwilei Drainage Study, implementation of the City's Affordable Housing Strategy, and technical assistance from the US Environmental Protection Agency related to contaminated land and sea level rise. State agency partners are actively participating in these projects and planning for affordable housing and mixed-use developments.



## Existing Conditions

The area is predominantly light industrial uses on large lots. Major landowners include several State of Hawaii agencies, Kamehameha Schools, Castle & Cooke, and the Weinberg Foundation. The area has poor roadway connectivity which negatively impacts pedestrian, transit, bicycle and vehicular access. There are also significant deficiencies in the drainage, electrical, sewer, and water systems that limit development potential. Given the amount of needed upgrades, and the scale of expected development, it is impractical for landowners to make these improvements on a project-by-project basis.

## Development Estimates

Due to the low-density character of existing development, proximity to Downtown, and consolidated landownership, Iwilei-Kapalama is expected to see the highest levels of TOD in the entire rail corridor. Based on land and entitlement capacity, market demand, and landowner input, this study has anticipated that over 12,000 new housing units may be constructed, as detailed in the chart below. The first phase estimates include a significant amount of new housing on

state-owned lands (e.g., the redevelopment of Mayor Wright Homes). There is also near-term development interest by private landowners, especially in the Kapalama Canal area.

|                               | Approximate Existing | PHASE 1<br>Anticipated in years 1-10 | PHASE 2<br>Anticipated in years 11-25 | PHASE 3<br>Anticipated in years 26-40+ |
|-------------------------------|----------------------|--------------------------------------|---------------------------------------|--|
| Multifamily Residential Units | 3,030                | 3,490                                | 3,990                                 | 4,870                                  |

\* Development estimates subject to change

The TOD projections generally assume that existing single-family homes will remain and there will not be a significant increase in net commercial development as the character of the area changes from industrial to mixed use.

**Infrastructure Needs**

In addition to identifying long-range infrastructure needs, the City is working to ensure that Phase 1 development will be accommodated by existing infrastructure, capital projects already underway, or localized improvements constructed as part of specific development projects. For instance, initial improvements to the City’s Awa Street Wastewater Pump Station, Force Main, and Sewer System are already funded and will open up sewer capacity by 2020. Large developments will need to build new streets on-site for pedestrian and vehicular circulation.

The scope and cost of infrastructure projects needed to support the later phases of development are currently being developed, and some are already in the planning and design phases. Necessary projects include:

- New public roadways, including subsurface utilities
- Complete Streets improvements to existing roadways and intersections
- Additional upgrades to the Awa Street Wastewater Pump Station, Force Main, and Sewer System
- Upsized sewer collection pipes
- Water system upgrades to increase fire flow protection
- Major stormwater drainage system improvements, green infrastructure, and climate change adaptation
- Kapalama Canal greenway and linear park
- High-speed broadband fiber optic cable

New housing development will trigger park dedication requirements, which will add recreational space in an area severely lacking in park facilities. The increase in housing will also necessitate additional school capacity.

**Implementation**

The infrastructure projects recommended by this study will be implemented by the City, the State, private utilities, and private developers. The City is developing a comprehensive funding strategy for these improvements, working closely with state agencies and other landowners. This strategy will address infrastructure by type and phase, with a focus on improvements needed to support affordable and workforce housing production. The strategy will consider a wide range of funding sources, including grants, public contributions, public-private partnerships, and district-based funding tools. The City has estimated that a significant portion of the cost could be generated through a Community Facilities District, depending on the structure. Ultimately, the funding strategy for the Iwilei-Kapalama area could serve as a model for district-based financing in other TOD areas.

**Contact**

A draft of the Iwilei-Kapalama TOD Infrastructure Strategy is being completed and will be available shortly at [www.honolulu.gov/tod](http://www.honolulu.gov/tod). For more information or to receive project updates, please contact Harrison Rue, Community Building and TOD Administrator, at [hrue@honolulu.gov](mailto:hrue@honolulu.gov) or (808) 768-8050.