

DEPARTMENT OF HOUSING AND LAND MANAGEMENT

Ka 'Oihana H'olālā Kūkulu Hale a me ka Ho'okele 'Āina



INFORMATIONAL BRIEFING: UPDATE ON THE CITY'S REDEVELOPMENT EFFORTS FOR IWILEI CENTER AND THE FUTURE SKYLINE KŪWILI STATION AREA

HONOLULU CITY COUNCIL - COMMITTEE ON INFRASTRUCTURE, TRANSPORTATION & TECHNOLOGY (ITT)



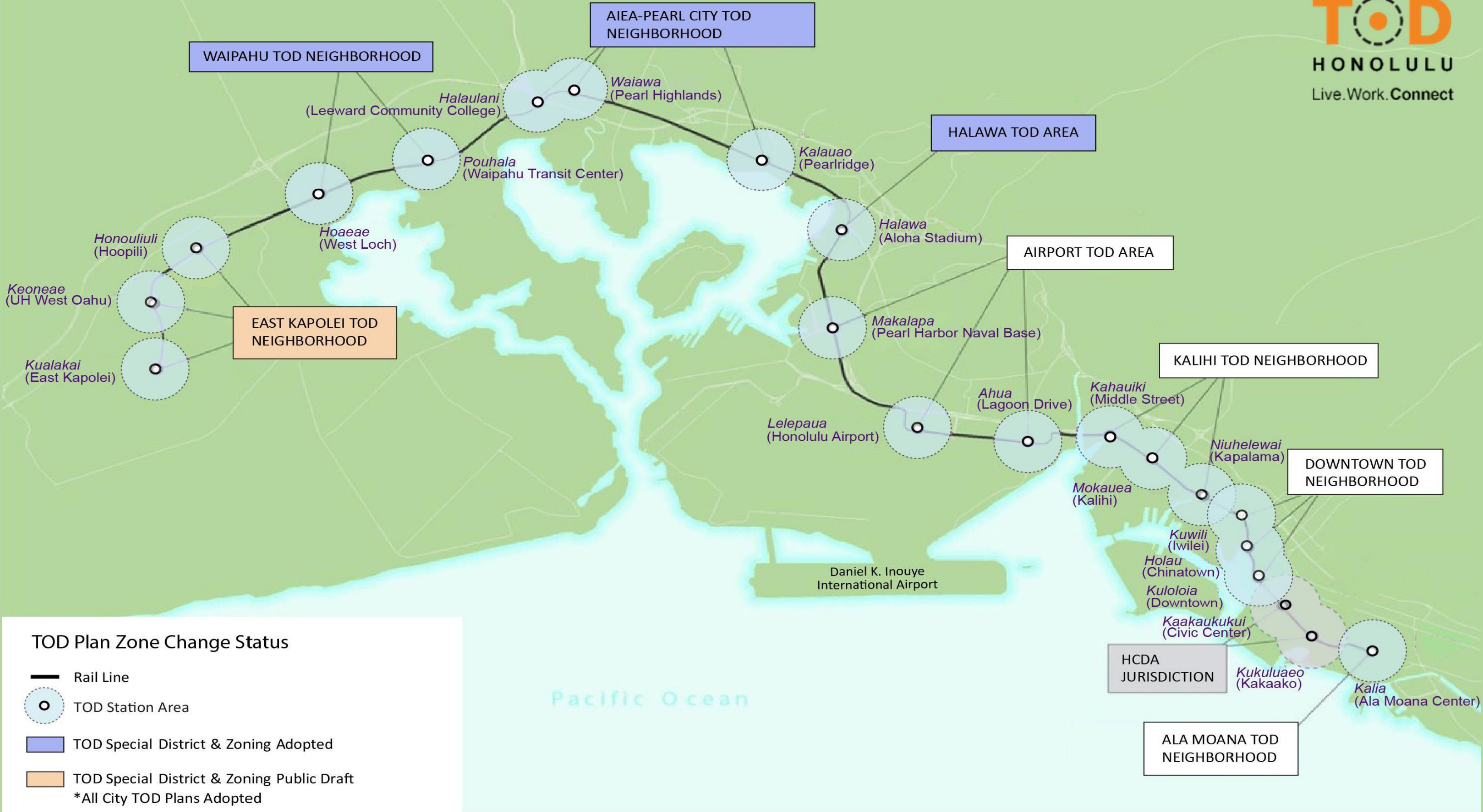
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and Land Management
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Maximizing City lands to create affordable housing,
foster equity, and promote sustainable development
for O'ahu residents

Contact Us
(808) 768-4277

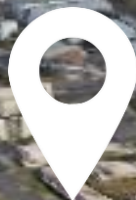
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Mayor Wright Homes

Kūwili Station



‘A‘ala Park



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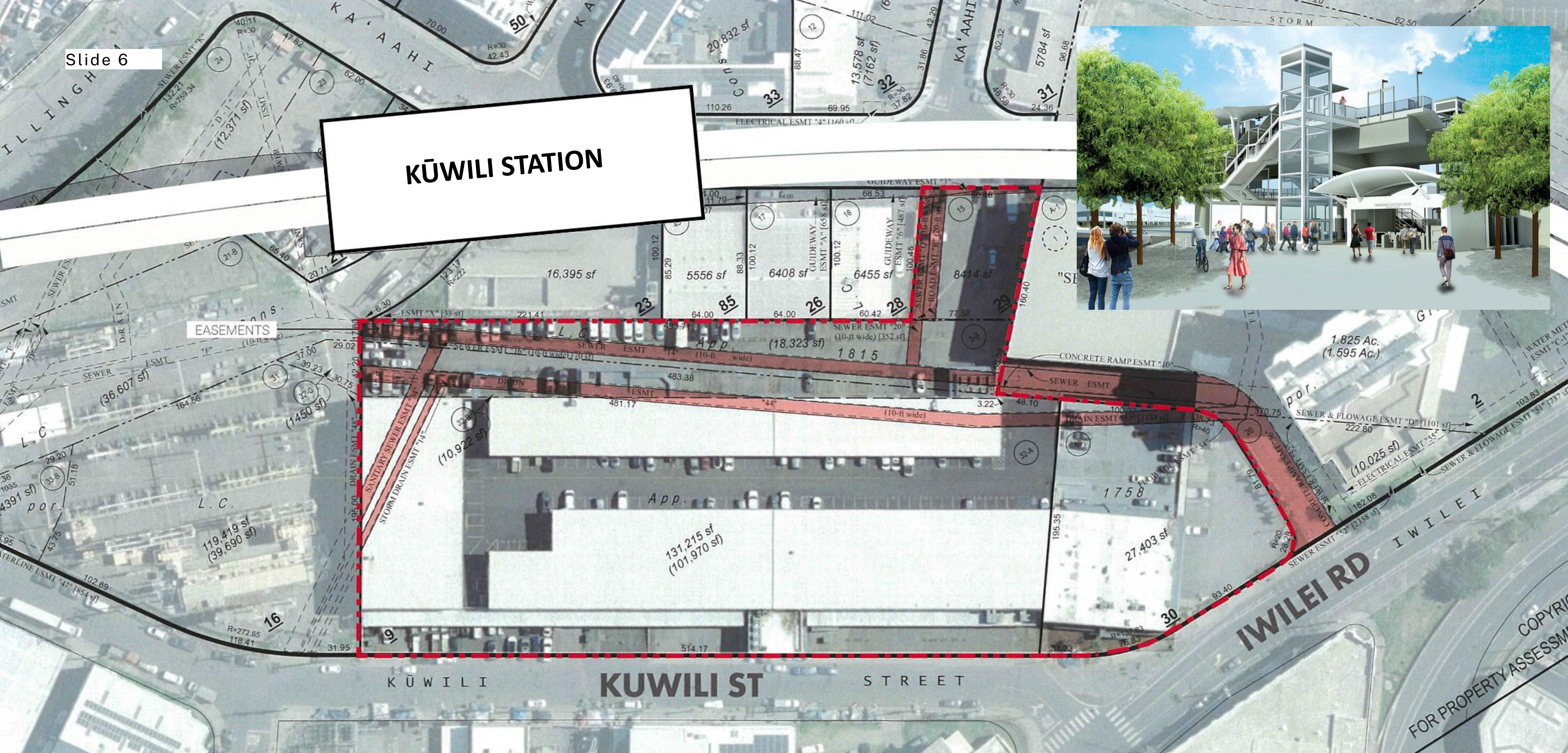
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KŪWILI STATION

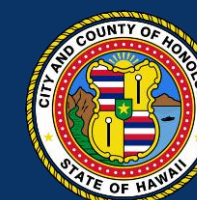


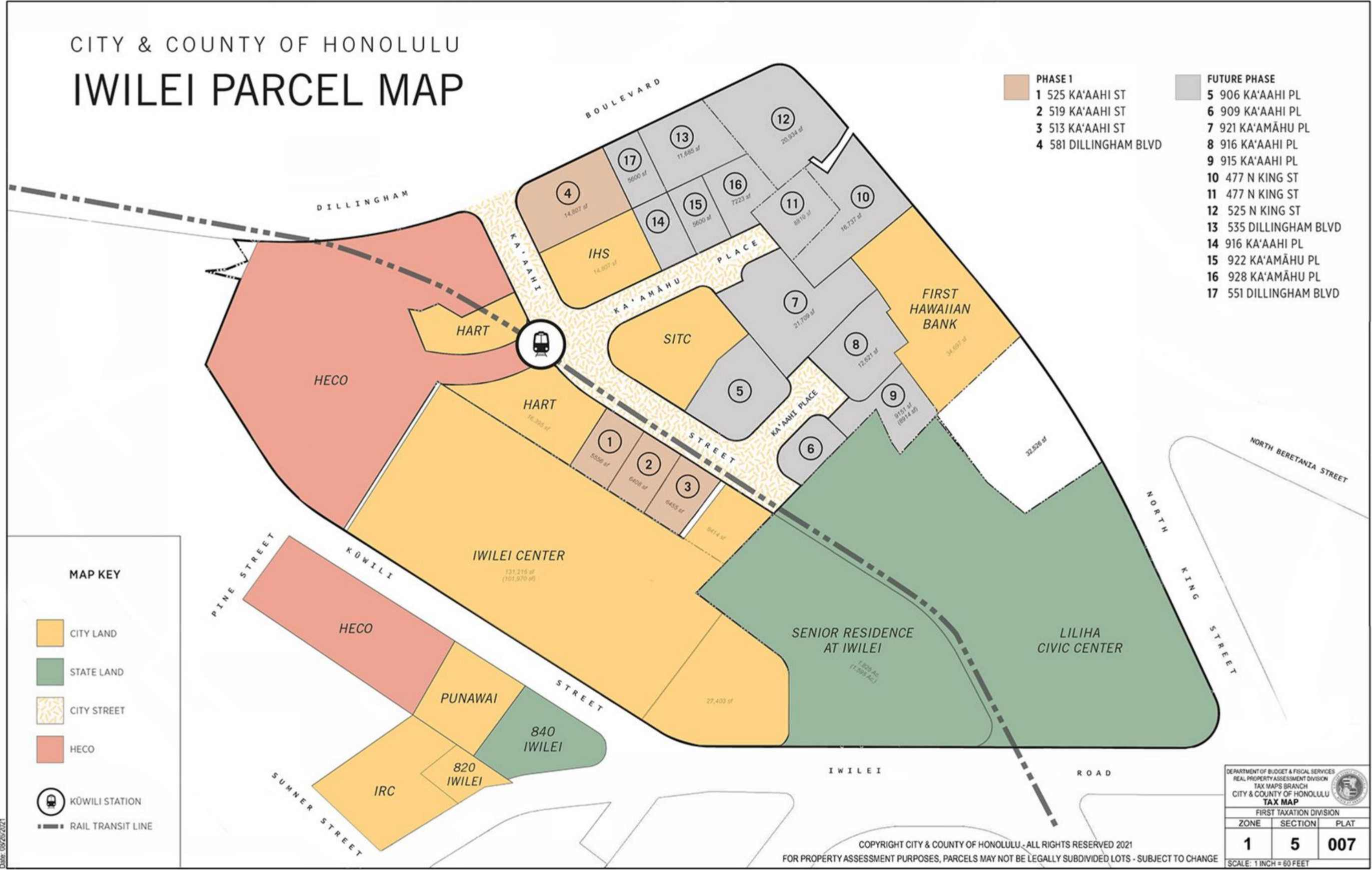
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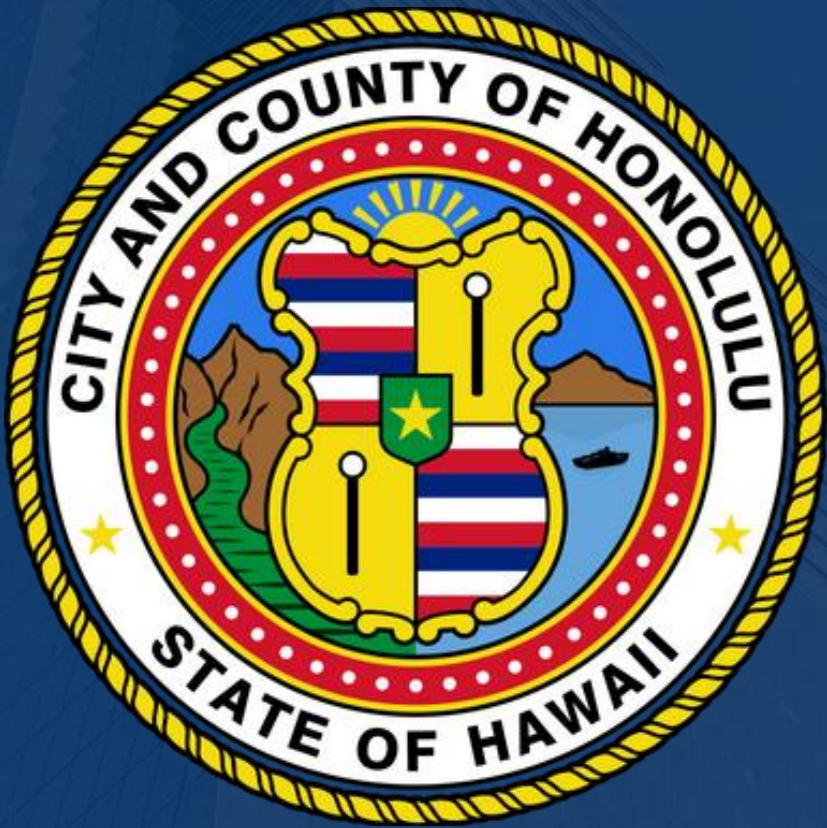
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CENTER FOR CREATIVE
LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.



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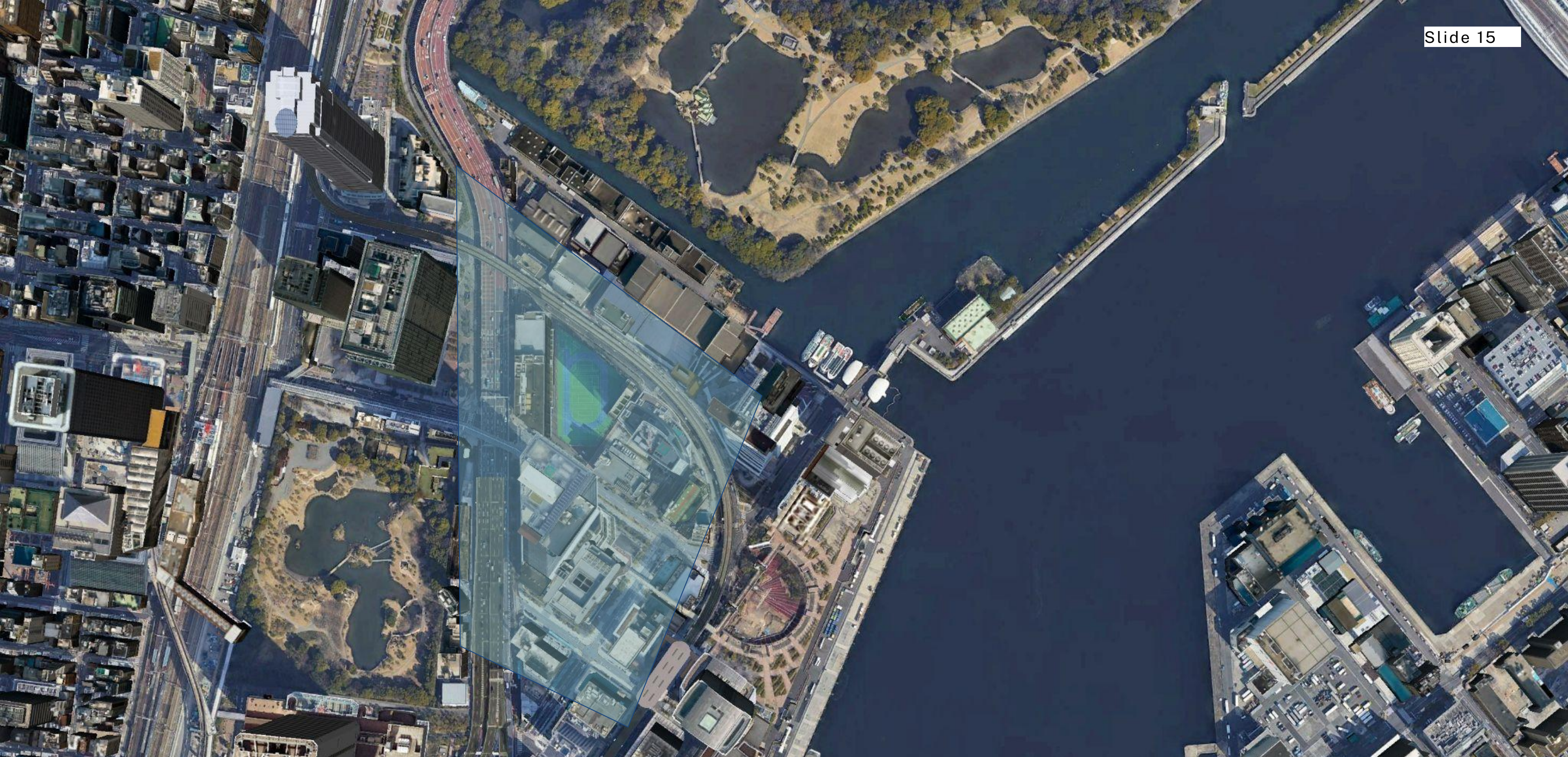
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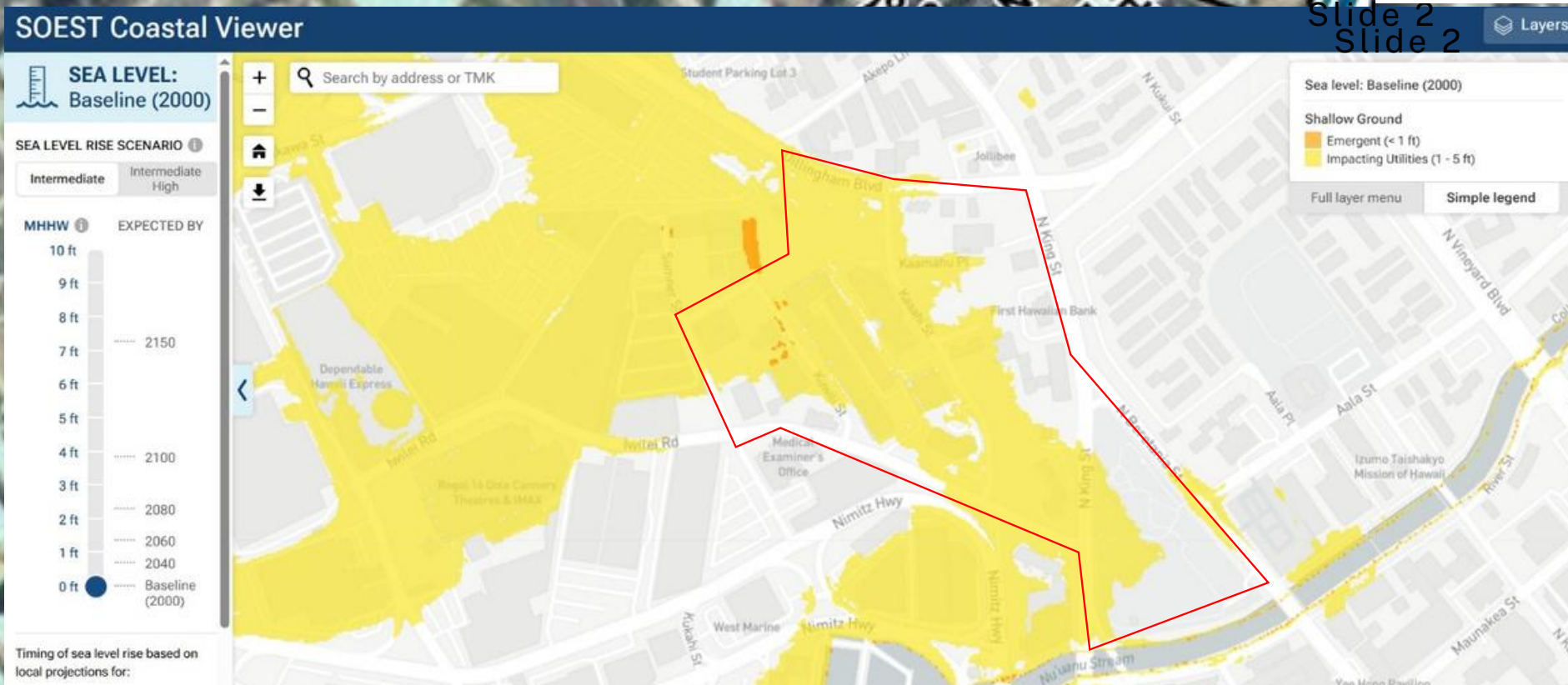
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Contamination is present and no record of cleanup was located:
Refers to parcels where contamination has been confirmed but no records of cleanup were found.



Cleanup has occurred but contamination remains:
Refers to parcels in which some cleanup has occurred or a remedy has been selected, but contamination remains.



Cleaned-up site:
Refers to parcels that contain a site that have received No Further Action determination and confirmation that the site has been cleaned up is available



Unknown:
Refers to parcels for which no information was located.



Suspected:
Refers to parcels where potential sources are located but no evidence of sampling is publicly available.



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Kūwili Station Scenario Planning Workshop

State Partners In Attendance

- Governor Josh Green's Housing Team
- Office of Planning and Sustainable Development (OPSD)
- Hawai'i Housing Finance and Development Corporation (HHFDC)
- Department of Accounting and General Services (DAGS)
- Hawai'i Public Housing Authority (HPHA)
- Hawai'i Community Development Authority (HCDA)
- Department of Health (DOH)
- O'ahu Metropolitan Planning Organization (OMPO)

Federal Partners In Attendance

- U.S. Environmental Protection Agency (EPA)



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Kūwili Station Scenario Planning Workshop

City Departments In Attendance

- Honolulu Authority for Rapid Transportation (HART)
- Department of Transportation Services (DTS)
- Department of Planning and Permitting (DPP)
- Department of Land Management (DLM)
- Department of Facility Maintenance (DFM)
- Department of Emergency Management (DEM)
- Department of Environmental Services (ENV)
- Office of Economic Revitalization (OER)
- Office of Climate Change, Sustainability and Resiliency (CCSR)
- Office of Housing



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Kūwili Station Scenario Planning Workshop

Barriers Identified by Stakeholder Interviews

- Constrained Dependencies on Utility Infrastructure
- Complex Land Development Challenges
- Imminent Flood Hazards and Poor Drainage
- Insufficient Open Space and Tree Canopy
- Inadequate Transportation Network for Multi-Modal Travel
- Limited Agency Capacity, Information, and Coordination
- Looming Displacement and Disruption
- Sea Level Rise
- Uncertain, But Likely Significant, Levels of Contamination



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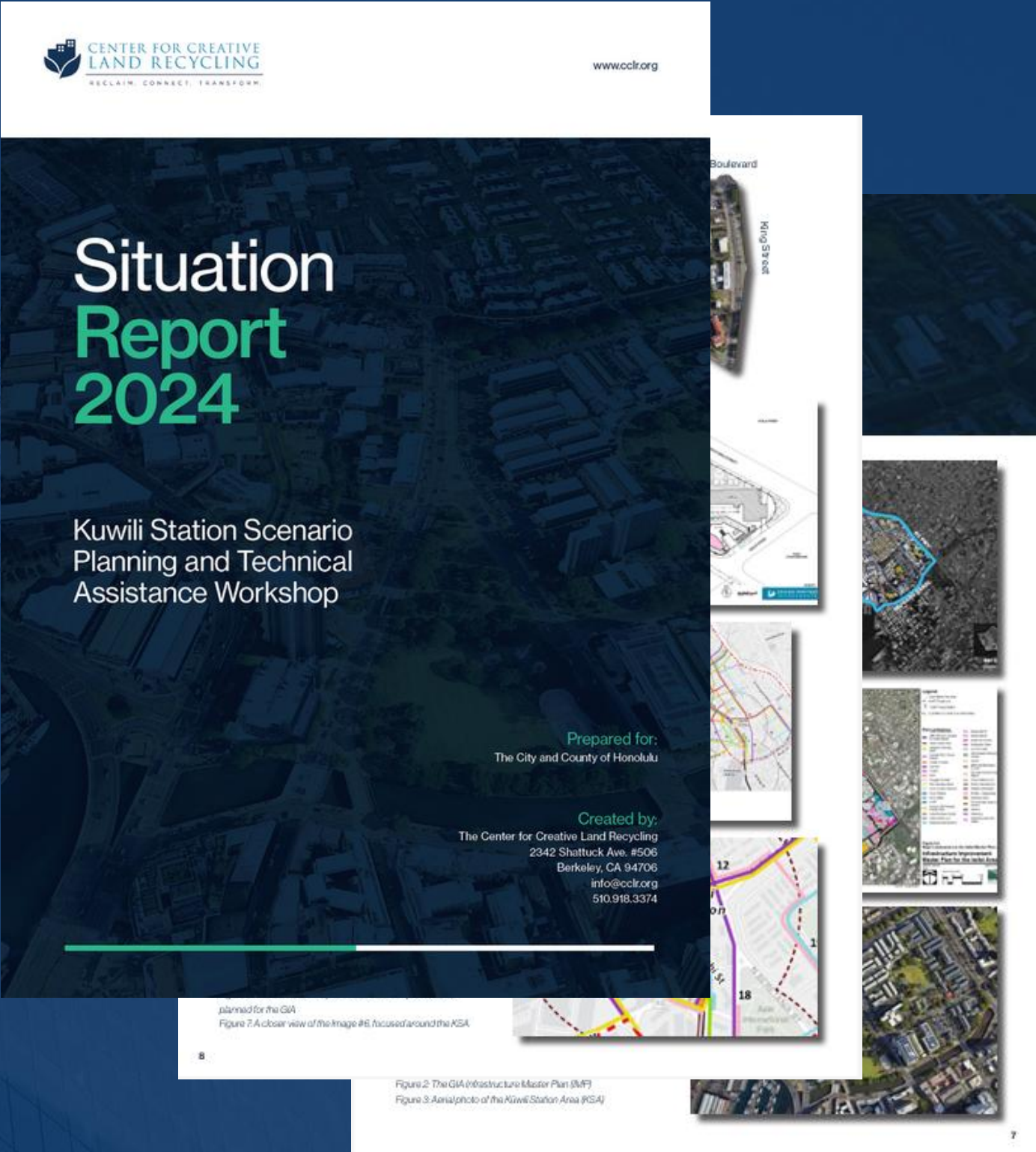
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Kūwili Station Scenario Planning Workshop

Scan the QR code for the full 2024 Situation Report



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Master Planning Funding Sources

Federal Transit Administration (FTA)	\$ 2,000,000
Office of Planning and Sustainable Development (OPSD)	\$ 700,000
Department of Planning and Permitting (DPP)	\$ 250,000
Environmental Protection Agency (EPA) (Allocated to the Kuwili Station brownfields inventory out of our \$300,000 brownfields community-wide assessment award.)	\$ 75,000
Total:	\$ 3,025,000





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Waiakamilo Road

Halona Street

H-1 Freeway

N. Nimitz Highway

Nu'uuanu Canal



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LEGEND

-  HART Transit Station
-  Iwilei Master Plan Area
-  HART Transit Line

MAJOR LAND OWNERS

-  ABP HDI LLC (Leased to Home Depot)
-  Aloha United Way
-  American Savings Bank
-  Cannery Row Condo Master
-  Castle & Cooke
-  City Mill
-  Costco
-  DHX
-  Douglas Emmett
-  First Hawaiian Bank
-  Govt. County Honolulu
-  Govt. Federal
-  Govt. State
-  HART
-  Hawai'i USA Federal Credit Union
-  Iwilei Business Center
-  Iwilei Center LLC
-  Kamehameha Schools
-  Kauluwela #1
-  Kauluwela #2
-  Keola Ho'onanea
-  Kobayashi Hotel
-  La Tour Plaza
-  Liliha Square Shopping Center
-  Lowe's
-  Methodist Episcopal Church
-  Olu Hale Kanoa Condo Master
-  O'ahu Stations LLC
-  Pacific Auto Service
-  Pālama Settlement
-  Private - Hung/Hong
-  Salvation Army
-  Tensho Kotai Jingu Kyo Hawai'i
-  Various
-  Weinberg
-  Weinberg (via Govt. State)



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City and County of Honolulu

Kalihi
Neighborhood Transit-Oriented
Development Plan

March 2017



Iwilei/Kapalama
Transit-Oriented Development
Infrastructure Needs Assessment



City and County of Honolulu
August 2018



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State Transit-Oriented Development (TOD)
Planning and Implementation Project for
the Island of O‘ahu

Prepared for:

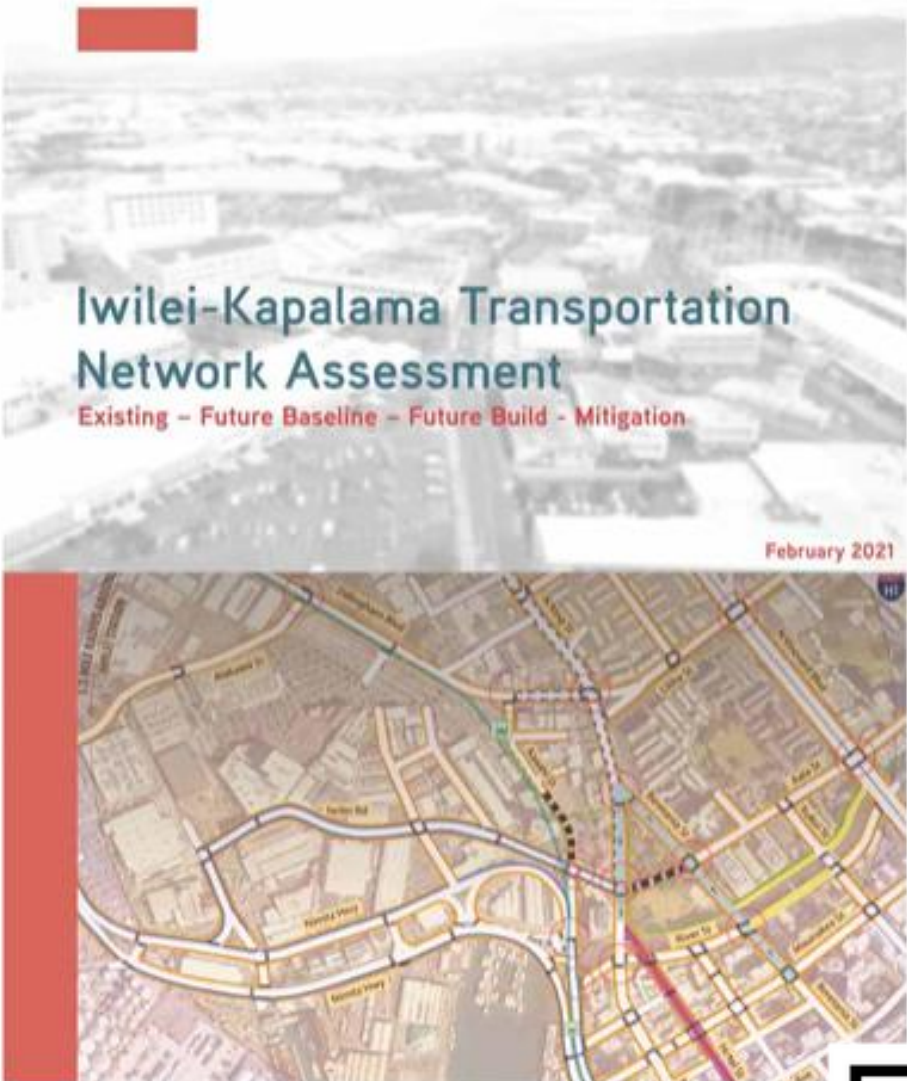


Office of Planning
Department of Business, Economic Development and Tourism

Prepared by:



July 2020



Prepared for:
Department of Planning and Permitting, Transit-Oriented Development
City and County of Honolulu

Prepared By:
SSFM International



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Request for Proposals: Master Planning

- **Size:** 80 acres
- **Focus Area:** Iwilei-Kapālama TOD Sub-Corridor
- **Key Elements:** Connectivity, climate resilience, mixed-use, affordable housing
- **Estimated Housing Units:** 2,500-3,000

Selection & Submission Process

- **Release Date:** May 2025
- **Award Date:** June 2025

SOLICITATION DOCUMENT NO. RFQ-DLM-25-02



NOTICE TO OFFERORS
REQUEST FOR QUALIFICATIONS

Description:

Redevelopment of City Owned Property
Iwilei Center

Request Agency:

Department of Land Management ("DLM")
City & County of Honolulu ("City")

RFQ Responses:

Shall be received no later than:
Close Time: 1:00 PM HST
Close Date: Wednesday, April 30, 2025
Location: Department of Land Management
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

NON-MANDATORY PRE-PROPOSAL CONFERENCE:

A non-mandatory Pre-Proposal conference will be held electronically on Friday, March 21, 2025, from 3:00 PM – 3:30 PM HST. Please see Notice to Offerors – Special Instructions to Offerors, Section 6 for additional information. Prospective Offerors are encouraged to attend this conference, but attendance is not mandatory. The purpose of this meeting is to familiarize potential Offerors with the scope of the project and to answer questions regarding the requirements of this RFQ. Prospective Offerors should review the RFQ and associated documents, and are encouraged to submit written questions, in advance of this conference.

QUESTIONS:

Questions relating to this solicitation shall be emailed to Kevin Auger at kevin.auger@honolulu.gov by the deadline indicated in the Notice to Offerors – Schedule of Events.

Digitally signed by
Catherine A. Taschner, CA
Date: 2025.02.28
12:10:14 -1000

CATHERINE A. TASCHNER,
Department of Land Management, Director Designate

PROGRAM

HOUSING FUND

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February 7, 2025
14:30 HST

February 20, 2025

March 4, 2025

Each Applicant is solely responsible to check the HANDS website for any updates and addenda issued by the City. There will be no email notification when an addendum is posted. Prior to submitting a proposal, the Applicant should double check HANDS to ensure no further addenda have been posted.

II. Selection Process Timeline

5

RGP-DLM-1856213

* "Area Median Income" or "AMI" refers to median income determined by the United States Department of Housing and Urban Development (HUD) annually for the Urban Honolulu, Hawaii metropolitan statistical area (MSA), adjusted for household size and published by the State of Hawaii (State) Hawaii Housing Finance and Development Corporation (HHFDC);		
I.	Introduction and Purpose of Affordable Housing Fund	3 RGP-DLM-1856213



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BDP.
Quadrangle



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Iwilei-Kapālama Master Planning Project Kick-Off

Honolulu, HI | November 2025



This session marks the start of coordinated master planning for the nearly 17-acre Kūwili Station TOD Redevelopment Area — a critical component of the broader 80-acre Iwilei-Kapālama sub-corridor.

Attendees

DHLM, DPP, DTS, SDOT, DTL (Lead Planning Consultant), BDP (Urban Design), Nippon Koei (Infrastructure), SSFM (Local Engineering Partner), and One Water Panel participants (stormwater, wastewater, resilience and infrastructure specialists)



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Request for Qualifications: Iwilei Center Redevelopment

- **TMK:** 1-5-007:030, 1-5-007:009, 1-5-007:029
- **Size:** 3.835 acres (approx. 167,032 S.F.)
- **Zoning:** IMX-1 (Industrial-Commercial Mixed Use)
- **Planned Use:** Mixed-use TOD
- **Estimated Housing Units:** 600-700

Selection & Submission Process

- **Release Date:** March 2025
- **Award Date:** August 2025

SOLICITATION DOCUMENT NO. RFP-DTS-1916103



NOTICE TO OFFERORS
REQUEST FOR SEALED PROPOSALS (RFP)

Description: Pilot Program for Transit-Oriented Development (TOD)
"Transforming Iwilei-Kapālama: Connecting People and Places"

Request Agency: Department of Transportation Services, ("DTS"), City & County of Honolulu, Hawaii.

COMPETITIVE SEALED PROPOSALS shall be received no later than:

Close Time: 12:00 PM HST
Close Date: June 25, 2025
Location: Division of Purchasing,
Department of Budget and Fiscal Services
530 South King Street, Room 115, City Hall
Honolulu, Hawaii 96813

PRE-PROPOSAL CONFERENCE: A virtual non-mandatory Pre-Proposal conference will be held on Monday, June 2, 2025, at 10 am (HST) via Webex. Please see Notice to Offerors – Special Instructions to Offerors, Section 4 for additional information. Prospective Offerors are encouraged to attend this conference, but attendance is not mandatory. The purpose of this meeting is to familiarize potential Offerors with the scope of the project and to answer questions regarding the requirements of this RFP.

QUESTIONS: Questions relating to this solicitation shall be emailed to Kelsi Inamura at kfipurchasing@honolulu.gov by the deadline indicated in the Notice to Offerors – Schedule of Events.


PAULA YOUNGSING,
Purchasing Administrator

ST-7/11/22

PROGRAM

HOUSING FUND

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I. Introduction and Purpose of Affordable Housing Fund 3 RGP-DLM-1859213

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II. Selection Process Timeline 5 RGP-DLM-1859213



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National Brownfields Training Conference

Chicago, Illinois | August 2025



Brownfields 2025 features over 150 panels, town halls, roundtables, and topic talks where attendees can learn directly from experts in the field and interact with federal, state, and local decision-makers.

Discussion

Transit-Oriented, High Density Brownfield Redevelopment: Honolulu's Vision for a Sustainable Future

Presenters

Kevin Auger (DHLM), Timothy Streit (DPP), and Devyn Rainwater (CCLR)



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THANK YOU



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